



**CITY COUNCIL MEETING**  
**Council Chamber, Burnaby City Hall**  
**4949 Canada Way, Burnaby, B. C.**

**OPEN PUBLIC MEETING AT 7:00 PM**  
**Monday, 2018 February 05**

---

**A G E N D A**

<b>1.</b>	<b><u>CALL TO ORDER</u></b>	<b><u>PAGE</u></b>
<b>2.</b>	<b><u>MINUTES</u></b>	
	A) Open Council Meeting held 2018 January 29	1
	B) Public Hearing (Zoning) held 2018 January 30	22
<b>3.</b>	<b><u>PROCLAMATION</u></b>	
	A) Heritage Week (2018 February 19 - 25)	
<b>4.</b>	<b><u>DELEGATION</u></b>	
	A) Tom Fleming Re: Strata Condominium Density <u>Speaker:</u> Tom Fleming	27
<b>5.</b>	<b><u>CORRESPONDENCE</u></b>	
	A) Green Score Canada Ltd. Re: Greenest City Award Winner	28 <i>see note</i>
<b>6.</b>	<b><u>REPORTS</u></b>	
	A) His Worship, Mayor Derek R. Corrigan Re: 2018 City Appreciation Dinner	29

B)	City Clerk Re: Certificate of Sufficiency - Resident Initiated	30
C)	Planning and Development Committee Re: 2018 Cycling and Walking Program	32
D)	Planning and Development Committee Re: Proposed Zoning Bylaw Text Amendments - 2018 January	44
E)	Public Safety Committee Re: City of Burnaby 2017 Wildfire Support	59
F)	Public Safety Committee Re: Proposed Emergency Radio Amplification Bylaw	69
G)	City Manager's Report, 2018 February 05	75

**7. MANAGER'S REPORTS**

1.	<b>2018 JANUARY - PARKS, RECREATION AND CULTURAL SERVICES CAPITAL FUNDING BYLAW</b>	76
	Purpose: To request a Capital Reserve Fund Bylaw reflecting the corrected amount of \$3,584,000 to finance Park's capital projects.	
2.	<b>CONTRACT AWARD DESIGN, SUPPLY AND INSTALL OF WORKS YARD PORTABLE OFFICE BUILDINGS</b>	77
	Purpose: To obtain Council approval to award a contract for the design, supply and install of Works Yard portable office buildings.	
3.	<b>STRATA TITLE APPLICATION #17-01 6212 AND 6214 NEVILLE STREET</b>	78
	Purpose: To obtain Council authority to strata title an existing occupied two-family dwelling.	

**8. TABLED MATTER**

A)	Bylaws - First, Second & Third Reading #13835 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 2, 2018 (Tabled 2018 January 29)	81
----	--	----

9. **BYLAWS**

**A) First Reading**

- A) #13837 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 1, 2018 - Rez. #17-25 (6438/56/68 McKay Ave., 6443/55/67 Silver Ave., 4305/25 Maywood St.) From R5 Residential District and RM3 Multiple Family Residential District to P3 Park and Public Use District and CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Maywood Park Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture) **13837**  
Purpose - to permit the construction of a single high-rise apartment building, as well as expand Maywood Park to Maywood Street  
(Item 5(6), Manager's Report, Council 2018 January 29)

- B) #13838 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 2, 2018 - Text Amendment **13838**  
Purpose - to amend the Burnaby Zoning Bylaw 1965 in regard to (1) permitting lot area based on gross site area on lots rezoned to the CD District based in whole or in part on the RM, C, M, B and P Districts ; (2) to provide a methodology for measuring the height of accessory buildings in all zoning districts; (3) to clarify the design standards for private garages located within underground or structured parking; (4) to clarify maximum permitted lot coverage in the R4, R5, R9, and R12 Districts; and (5) to regulate the location of cannabis production, finishing, packaging, warehousing and distribution in relation to both medical and non-medical cannabis.  
(Item 6(D), PDC Report, Council 2018 February 05)  
***Subject to approval of PDC Report Item 6(D)***

**B) First, Second and Third Reading**

- C) #13836 - Burnaby Highway Closure Bylaw No. 2, 2018 (Road Closure #17-10000) **13836**  
The purpose of the proposed bylaw is to close and remove the dedication of certain portions of highway - closure of unopened lane allowance between 4472 and 4482 Juneau Street (all that portion of lane in District Lot 119, Group 1, New Westminster District, dedicated by Plan 34795,

containing 291.0m<sup>2</sup>) shown outlined on Reference Plan  
prepared by Christopher S. Cryderman, B.C.L.S.  
(Item 7(12), Manager's Report, Council 2017 June 26)

- D) **#13839 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 3, 2018** **13839**  
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$450,000 to finance the Crosswalk at 7200 Cariboo Road Project  
(Item 5(1), Manager's Report, Council 2018 January 29)

- E) **#13840 - Burnaby Local Improvement Fund Expenditure Bylaw No. 2, 2018** **13840**  
A bylaw authorizing the expenditure of monies in the Local Improvement Fund - \$213,000 for the Roadworks program on MacPherson Avenue from Rumble Street to Neville Street (Project No. 18-005, Bylaw No. 13832)  
(Item 4(A), Certificate of Sufficiency, Council 2018 December 17)

**C) Second Reading**

- F) **#13827 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 42, 2017 - Rez. #17-19 (8339 Eastlake Drive)** **13827**  
From CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District and Lake City Business Centre as guidelines) to Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines, and in accordance with the development plan entitled "Eastlake Campus" prepared by Chip Barrett Architect)  
Purpose - to permit a minor increase in interior floor area  
(Item 5(8), Manager's Report, Council 2017 December 11)

- G) **#13828 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 43, 2017 - Rez. #16-53 (Portion of 9855 Austin Road)** **13828**  
From CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines) to Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre - Phase 1 Tower 4" prepared by GBL Architects Inc.)  
Purpose - to permit the construction of the last of four



residential towers on the Lougheed Core Area Phase 1 site, which incorporates a commercial space on the ground floor. The residential component of the tower will be a purpose built rental project.

(Item 5(7), Manager's Report, Council 2017 December 11)

- H) #13829 - Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 44, 2017 - Text Amendment **13829**  
Purpose - to amend the Burnaby Zoning Bylaw 1965 in regard to (1) clarifying definitions of certain dwelling types; (2) revising the conditions that apply when determining average front yard depth; (3) revising the definitions of side lot line, front yard, rear yard, and side yard; (4) revising front yard requirements for lots which qualify as both a corner lot and through lot; (5) requiring car wash stalls in the RM6, C8, and C9 Districts; (6) permitting an FAR exemption for amenity spaces in private hospitals and supportive housing facilities  
(Item 4(F), PDC Report, Council 2017 December 04)

**D) Reconsideration and Final Adoption**

- I) #13834 - Burnaby Capital Works, Machinery and Equipment Reserve Fund Expenditure Bylaw No. 1, 2018 **13834**  
A bylaw authorizing the expenditure of monies in the Capital Works, Machinery and Equipment Reserve Fund - \$82,000 to finance the 2018 Access Improvement Program  
(Item 5(B), FMC Report, Council 2018 January 22)

**10. NEW BUSINESS**

**11. INQUIRIES**

**12. ADJOURNMENT**



## **COUNCIL MEETING MINUTES**

**Monday, 2018 January 29**

An Open meeting of the City Council was held in the Council Committee Room, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Monday, 2018 January 29 at 6:30 p.m. followed immediately by a Closed meeting from which the public was excluded. At the conclusion of the Closed meeting, the Open meeting was reconvened at 7:00 p.m. in the Council Chamber.

### **1. CALL TO ORDER**

**PRESENT:** His Worship, Mayor Derek R. Corrigan  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Colleen Jordan  
Councillor Paul McDonell  
Councillor James Wang

**ABSENT:** Councillor Nick Volkow *(due to illness)*

**STAFF:** Mr. Lambert Chu, City Manager  
Mr. Dipak Dattani, Director Corporate Services  
Mr. Leon Gous, Director Engineering  
Ms. Noreen Kassam, Director Finance  
Mr. Dave Ellenwood, Director Parks, Recreation & Cultural Services  
Mr. Lou Pelletier, Director Planning & Building  
Ms. May Leung, City Solicitor  
Ms. Kate O'Connell, City Clerk  
Ms. Blanka Zeinabova, Administrative Officer

**MOVED BY COUNCILLOR CALENDINO**  
**SECONDED BY COUNCILLOR JOHNSTON**

THAT the Open Council meeting do now reconvene.

CARRIED UNANIMOUSLY

The Open Council meeting reconvened at 7:04 p.m.

**2. MINUTES****A) Open Council Meeting held 2018 January 22**

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT the minutes of the Open Council meeting held on 2018 January 22 be now adopted.

CARRIED UNANIMOUSLY

**3. PROCLAMATION****A) BC Aware Days (2018 January 29 - February 9)**

Councillor Jordan, on behalf of His Worship, Mayor Derek R. Corrigan proclaimed 2018 January 29 - February 9 as "**BC Aware Days**" in the City of Burnaby.

**4. REPORTS**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR WANG

THAT Council do now resolve itself into a Committee of the Whole.

CARRIED UNANIMOUSLY

**A) His Worship, Mayor Derek R. Corrigan  
Re: Appointment of City Clerk**

His Worship, Mayor Derek R. Corrigan submitted a report announcing the appointment of a new City Clerk.

His Worship, Mayor Derek R. Corrigan recommended:

1. THAT this report be received for information.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of His Worship, Mayor Derek R. Corrigan be adopted.

CARRIED UNANIMOUSLY

**B) His Worship, Mayor Derek R. Corrigan**  
**Re: Council Appointments and Reappointments - 2018**

His Worship, Mayor Derek R. Corrigan submitted a report to appoint members of Council to various Boards, Committees and Commissions, regionally and locally, and to appoint/reappoint citizen representatives to Boards, Committees and Commissions of Council.

His Worship, Mayor Derek R. Corrigan recommended:

1. THAT Council approve the changes to the Boards, Committees and Commissions of Council, as set out in this report.
2. THAT Council approve the appointment of Council members to various regional organizations and liaisons to City departments, as well as to the Boards, Committees and Commissions of Council, as set out in this report.
3. THAT Council approve the appointment and reappointment of Burnaby citizens to the Boards, Committees and Commissions of Council, as set out in this report for the terms specified.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of His Worship, Mayor Derek R. Corrigan be adopted.

CARRIED UNANIMOUSLY

**C) Public Safety Committee**  
**Re: Update on the Activities of the Burnaby-New**  
**Westminster Taskforce on Sexually Exploited and At-Risk**  
**Youth**

---

The Public Safety Committee submitted a report providing an update on the activities of the Burnaby-New Westminster Taskforce on Sexually Exploited and At-Risk Youth.

The Public Safety Committee recommended:

1. THAT Council authorize the allocation of \$3,500 from the 2018 Boards, Committees and Commissions budget and the allocation of \$2,000 from the 2019 Boards, Committee and Commissions budget to the Burnaby-New Westminster Taskforce on Sexually Exploited and At-Risk Youth to support its two-year workplan, as detailed in Section 3.0 of this report.
2. THAT a copy of this report be forwarded to the Sustainable City Advisory Committee for information.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the Public Safety Committee be adopted.

CARRIED UNANIMOUSLY

**D) Public Safety Committee**  
**Re: Community Emergency Preparedness Application -**  
**Emergency Operations Centres and Training**

The Public Safety Committee submitted a report seeking Council approval to submit a UBCM application for the Provincial Community Emergency Preparedness Fund (CEPF) – Emergency Operations Centres and Training funding stream.

The Public Safety Committee recommended:

1. THAT Council authorize staff to submit a UBCM funding application, as outlined in the attached report.

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the Public Safety Committee be adopted.

CARRIED UNANIMOUSLY

*Councillor Dhaliwal left the Council Chamber at 7:28 p.m.*

**E) City Manager's Report, 2018 January 29**

The City Manager submitted a report dated 2018 January 29 on the following matters:

**5. MANAGER'S REPORTS**

**1. CROSSWALK CONCERNS AT 7200 CARIBOO ROAD**

The City Manager submitted a report from Director Engineering assessing the need for safety improvements at the crosswalk located at 7200 Cariboo Road.

The City Manager recommended:

1. THAT Council approve the installation of a full traffic signal at the existing marked crosswalk at 7200 block Cariboo Rd, and the removal or relocation of an existing bus stop as detailed in this report.
2. THAT Council authorize the City Solicitor to bring forward a Capital Reserve Bylaw in the amount of \$450,000 to finance the proposed traffic signal.
3. THAT Council send a copy of this report to the numerous residents who expressed a concern about the existing crosswalk.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

## 2. **CONTRACT AWARD** **DEMOLITION PROJECT FOR FORMER EDMONDS CENTRE**

The City Manager submitted a report from Director Finance seeking Council approval to award a contract for the former Edmonds Centre demolition project.

The City Manager recommended:

1. THAT Council approve a contract award to MWL Demolition Ltd. for a base tender value of \$496,951 including GST in the amount of \$23,664. Final payment will be based on the actual quantity of goods and services delivered.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

*Councillor Dhaliwal returned to the Council Chamber at 7:31 p.m.*

## 3. **RETIREMENTS**

The City Manager submitted a report from the Director Human Resources informing Council of the following retirements from July to December 2017:

Rick McFadden	Engineering	31 years
Sarah Chan	IT	29 years
Lyn Servedio	Parks	18 years
Mike Reynolds	Engineering	11 years
Malcolm Bitting	Parks	37 years
Greg Boardman	Engineering	34 years
Keith Cardno	Parks	26 years
Elizabeth Tucker	Finance	31 years
Laurie Woolley	Parks	31 years
Bruce Cole	Fire	30 years
Laurel DiBartolomeo	RCMP	35 years
Henry DeJong	Parks	30 years
Steve Leslie	Fire	28 years
Patti Kells	Parks	15 years
Laine Zimmermann	Fire	30 years
Rudy Pospisil	Fire	29 years
Michael Bolam	Fire	27 years
Terry McSween	Fire	22 years

The City Manager recommended:

1. THAT this report be received for informational purposes.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**4. STRATA TITLE APPLICATION #16-02  
4442 AND 4444 IMPERIAL STREET  
(NEW ADDRESS 4436 AND 4438 IMPERIAL STREET)**

The City Manager submitted a report from Director Planning and Building seeking Council authority for strata titling of an existing occupied two-family dwelling.

The City Manager recommended:

1. THAT Strata Titling of 4436 and 4438 Imperial Street be approved subject to complete satisfaction of the Guidelines for Conversion of Existing and Occupied Two-Family Dwellings into Strata Title Units.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**5. SITING APPROVAL  
PRELIMINARY PLAN APPROVAL #17-10014  
7305 BULLER AVENUE  
PROPOSED BUILDING ADDITION UNDER EXISTING ZONING  
ROYAL OAK COMMUNITY PLAN**

The City Manager submitted a report from Director Planning and Building informing Council of a request to renovate and expand an existing building under existing zoning in the Royal Oak Community Plan.

The City Manager recommended:



1. THAT this report be received for information purposes.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**6. REZONING REFERENCE #17-25**  
**A SINGLE HIGH-RISE APARTMENT BUILDING AND**  
**MAYWOOD PARK EXPANSION**  
**METROTOWN DOWNTOWN PLAN**

The City Manager submitted a report from the Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2018 February 27. The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building, as well as expand Maywood Park to Maywood Street.

The City Manager recommended:

1. THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. THAT the transfer of density from the expanded park site (4305 and 4325 Maywood Street, and the abutting lane) be approved for the subject development site in accordance with the terms outlined in Section 3.3 of this report.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2018 February 05 and to a Public Hearing on 2018 February 27 at 7:00 p.m.
4. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the

Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The submission of an undertaking to remove all improvements within the development site (6438, 6456 and 6468 McKay Avenue and 6443 and 6467 Silver Avenue).
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.4 of this report.
- f) The dedication of any rights of way deemed requisite.
- g) The completion of the Highway Closure Bylaw.
- h) The consolidation of the net project site into one legal parcel.
- i) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- j) The granting of a Section 219 Covenant:
  - § restricting enclosure of balconies;
  - § indicating that project surface driveway access will not be restricted by gates;
  - § ensuring compliance with the approved acoustical study;
  - § guaranteeing the provision and ongoing maintenance of stormwater management facilities;
  - § ensuring the provision and ongoing maintenance of Electric Vehicle (EV) charging stations as outlined in Section 3.2 of this report;
  - § ensuring that the density of development complies with the approved CD zoning for the site, as outlined in Section 3.3 of this report;

- § ensuring that seven handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation; and,
- § guaranteeing the provision and ongoing maintenance of public art.
- k) The completion of an Operations Agreement for the remaining rental apartment use within the park expansion site (4305 and 4325 Maywood Street), as outlined under Section 3.3 of this report.
- l) The review of a detailed Sediment Control System by the Director Engineering.
- m) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- n) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- o) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
- p) The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- q) The review of on-site residential loading facilities by the Director Engineering.
- r) Compliance with the Council-adopted sound criteria.
- s) The undergrounding of existing overhead wiring abutting the site, including the properties at 4305 and 4325 Maywood Street.
- t) Compliance with the guidelines for underground parking for visitors.
- u) The deposit of the applicable Parkland Acquisition Charge.
- v) The deposit of the applicable GVS & DD Sewerage Charge.

- w) The deposit of the applicable School Site Acquisition Charge.
- x) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**7. REZONING REFERENCE #17-37**  
**PRIVATE LIQUOR STORE**

The City Manager submitted a report from Director Planning and Building seeking Council authorization to forward this application to a Public Hearing on 2018 February 27. The purpose of the proposed rezoning bylaw amendment is to permit a license retail store (LRS) within an existing commercial shopping centre.

The City Manager recommended:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 2018 February 05 and to a Public Hearing on 2018 February 27 at 7:00 p.m.
2. THAT the following be established as prerequisites to the completion of the rezoning:
  - a) The submission of a suitable plan of development.
  - b) The granting of a Section 219 Covenant to ensure that operating hours are maintained as described in Section 3.2.3 of this report and to permit only C1 Commercial District and Licensee Retail Store (LRS) uses.
  - c) The provision of any necessary statutory rights-of-way, easements and/or covenants.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

- referred

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JORDAN

THAT this item be **REFERRED** back to staff until such time as the Provincial Government has determined the distribution model for recreational cannabis sales.

CARRIED UNANIMOUSLY

## 8. REZONING APPLICATIONS

The City Manager submitted a report from Director Planning and Building with the current series of new rezoning applications for the information of Council.

The City Manager recommended:

**Item #01** Application for the Rezoning of:  
**Rez #17-26** Lot 66 District Lot 153 Group 1 NWD Plan 26877

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

**Address:** 6525 Telford Avenue

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the development of a single high-rise apartment building with townhouses fronting Telford Avenue.

The City Manager recommended:

1. THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
2. THAT the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #02** Application for the Rezoning of:  
**Rez #17-30** See attached Schedule A

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

**Address:** 6556, 6566, 6580 and 6596 Marlborough Avenue

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with townhouses fronting Marlborough Avenue.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #03** Application for the Rezoning of:  
**Rez #17-35** Lot 98 District Lot 151 Group 1 New Westminster District Plan 34618

**From:** RM3 Multiple Family District

**To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

**Address:** 5852 Patterson Avenue

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with townhouses fronting Patterson Avenue.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #04** Application for the Rezoning of:  
**Rez #17-40** Lot 102, DL 151, Group 1, NWD Plan 34852

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

**Address:** 5895 Barker Avenue, Portion of Olive Avenue ROW and Lane ROW

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a single high-rise apartment building with townhouses fronting Barker Avenue.

The City Manager recommended

1. THAT the introduction of a Highway Closure Bylaw be authorized according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of Second Reading of the Subject Rezoning Bylaw.
2. THAT the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 4.4 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
3. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #05** Application for the Rezoning of:  
**Rez#17- 10013** See attached Schedule A

**From:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 Community Commercial District and Metrotown Development Plan guidelines)

**To:** Amended CD Comprehensive Development District (C3 Community Commercial District and Metrotown Downtown Plan guidelines)

**Address:** 4630 and 4650 Kingsway, 4760 Assembly Way, and 6080 and 6200 McKay Avenue



**Purpose:** The purpose of the proposed rezoning bylaw amendment is to amend the Comprehensive Sign Plan for Station Square approved under Rezoning Reference #04-09.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendation of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #06** Application for the Rezoning of:  
**Rez#17- 10014** Lot 41, District Lot 155a, Group 1, New Westminster District  
Plan 28537

**From:** P2 Administration and Assembly District

**To:** A2 Small Holdings District

**Address:** 7647 Willard Street

**Purpose:** The purpose of the proposed rezoning bylaw amendment is to bring the subject property into conformance with the adopted Big Bend Development Plan's land use designation.

The City Manager recommended:

1. THAT the Planning and Building Department be authorized to continue to work towards the rezoning of the subject property, in line with the Big Bend Development Plan, for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. THAT a copy of this report be forwarded to the owner of the subject property, 1018527 BC Ltd., 307-6330 Fraser Street, Vancouver, BC, V5W 3A4.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JORDAN

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #07**                      Application for the Rezoning of:  
**Rez#17- 10015**                See attached Schedule A

**From:**                      P2 Administration and Assembly District and R4 Residential District

**To:**                            CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, and M2 General Industrial District)

**Address:**                  4049, 4127, 4175, 4195, 4241 Ledger Avenue, 4220 Norland Avenue, and a portion of 4038 Norland Avenue

**Purpose:**                    The purpose of the proposed rezoning bylaw amendment is to permit construction of a temporary municipal works yard.

The City Manager recommended:

1.     THAT Council authorize staff to complete the required plan of subdivision for consolidation and any necessary dedications of the subject lands to create a single lot in support of the proposed rezoning as outlined in this report.
2.     THAT the Planning and Building Department be authorized to continue to work towards the rezoning of the subject property, in line with the Big Bend Development Plan, for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR CALENDINO

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

**Item #08**                      Application for the Rezoning of:  
**Rez#17- 10017**              See attached Sketch #1

**From:**                      P2 Administration and Assembly District

**To:**                              R2 Residential District

**Address:**                  5325 and 5385 Kincaid Street

**Purpose:**                      The purpose of the proposed rezoning bylaw amendment is to rezone the current School District 41 Administration office site to the R2 Residential District, for future subdivision and single-family development.

The City Manager recommended:

1.      THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2.      THAT a copy of this report be sent to the Burnaby School District 41 for information.

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JOHNSTON

THAT the recommendations of the City Manager be adopted.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT the Committee now rise and report.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR JOHNSTON

THAT the report of the Committee be now adopted.

CARRIED UNANIMOUSLY

**6. BYLAWS****First, Second and Third Reading**

A) Burnaby Capital Works, Machinery and Equipment Reserve #13834  
Fund Expenditure Bylaw No. 1, 2018

B) Burnaby Capital Works, Machinery and Equipment Reserve #13835  
Fund Expenditure Bylaw No. 2, 2018

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR CALENDINO

THAT Bylaw No. 13834 be now introduced and read three times.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13835 be **TABLED**.

CARRIED UNANIMOUSLY

**Consideration and Third Reading**

C) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 26, #13774  
2017 - Rez. #16-19 (4095 Edinburgh Street)

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13774 be now considered and read a third time.

CARRIED UNANIMOUSLY

**Reconsideration and Final Adoption**

D) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 19, #13601  
2016 - Rez. #14-12 (3700 Hastings Street)

E) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 31, #13632  
2016 - Rez. #16-07 (3433 North Road)

- F) Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 23, #13765  
2017 - Rez. #15-58 (4390 Grange Street)
- G) Burnaby Local Improvement Fund Expenditure Bylaw No. 1, #13831  
2018
- H) Burnaby Local Area Service Construction (Project #18-005) #13832  
Bylaw No. 1, 2018

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON

THAT Bylaw No. 13601, 13632, 13765, 13831 and 13832 be now reconsidered and Finally Adopted, signed by the Mayor and Clerk and the Corporate Seal affixed thereto.

CARRIED UNANIMOUSLY

## 7. NEW BUSINESS

### a) Councillor Johnston – Grant Application, Moscrop Secondary School

Councillor Johnston referenced the grant application from Moscrop Secondary School Grant that was tabled by Council at the 2018 January 22 Regular Council meeting.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

THAT the grant application from Moscrop Secondary School for the 2018 BC Provincial High School Gymnastics Championship (volunteer event) be now **LIFTED** from the table.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO

That the grant application from Moscrop Secondary School for the 2018 BC Provincial High School Gymnastics Championship (volunteer event) be **REFERRED** back to the Financial Management Committee for further consideration.

CARRIED UNANIMOUSLY

**8. INQUIRIES**

There were no inquiries brought before Council at this time.

**9. ADJOURNMENT**

MOVED BY COUNCILLOR MCDONELL  
SECONDED BY COUNCILLOR JORDAN

THAT this Open Council meeting do now adjourn.

CARRIED UNANIMOUSLY

The Open Council meeting adjourned at 7:46 p.m.

Confirmed:

Certified Correct:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK



## **PUBLIC HEARING MINUTES**

**Tuesday, 2018 January 30**

A Public Hearing (Zoning) was held in the Council Chamber, Burnaby City Hall, 4949 Canada Way, Burnaby, B.C. on Tuesday, 2018 January 30 at 7:00 p.m.

### **CALL TO ORDER**

PRESENT: Councillor Colleen Jordan, Chair  
Councillor Pietro Calendino  
Councillor Sav Dhaliwal  
Councillor Dan Johnston  
Councillor Paul McDonell  
Councillor James Wang

ABSENT: His Worship, Mayor Derek Corrigan  
Councillor Nick Volkow *(due to illness)*

STAFF: Mr. Lou Pelletier, Director Planning and Building  
Mr. Ed Kozak, Deputy Director Current Planning  
Ms. Kate O'Connell, City Clerk  
Ms. Blanka Zeinabova, Administrative Officer

The City Clerk called the meeting to order at 7:01p.m.

**MOVED BY COUNCILLOR JOHNSTON**  
**SECONDED BY COUNCILLOR CALENDINO**

THAT the rules be suspended, and Councillor Jordan be appointed Chair of the 2018 January 30 Public Hearing.

CARRIED UNANIMOUSLY

### **ZONING BYLAW AMENDMENTS**

- 1) **Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 41, 2017 - Bylaw No. 13826**

Rez . #17-21

8687 and 8689 Tenth Avenue

From: C1 Neighbourhood Commercial District

To: CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and C2h Community Commercial District as guidelines, and in accordance with the development plan entitled "Proposed Liquor Store" prepared by John McNally Designers Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a private liquor store.

One letter was received in response to the proposed rezoning application:

Sharon Trca, 306 Tenth Avenue, New Westminster

The following speakers appeared before Council and spoke to the proposed rezoning application:

W.G. (Bill) Conolly, 8755 Crest Drive, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated that there are several liquor stores within 3 km radius. The speaker submitted a package for Council's consideration titled "LCBC Distance Criteria" that shows the locations of existing liquor stores in the neighbourhood. Mr. Conolly further expressed concerns regarding the close proximity of the proposed liquor store to schools, daycares and parks; concerns with increased crime and criminal activities if the application is approved; and concerns regarding the potential for cannabis sales. In conclusion, Mr. Conolly submitted a petition containing 50 signatures in opposition to the proposed rezoning.

Linda Daddona, 8627 11<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with the liquor store location due to close proximity to schools in the area, specifically Cariboo High School. It was noted that there are several liquor stores in the neighbourhood and there is no need for another one.

John McNally, 719 East 4<sup>th</sup> Street, North Vancouver, representing John McNally Designers Inc., appeared before Council and responded to some of the concerns raised by other speakers. The speaker advised this is not a new liquor licence, but a relocation of existing licences due to displacement from development. These licences are not liquor or food primary licences and are not flexible without changes to the existing zoning.

W.G. (Bill) Conolly, 8755 Crest Drive, Burnaby, appeared before Council for a second time and pointed out the close proximity of schools, parks and daycares



in the immediate community. There are businesses in the complex (i.e. pizza, deli, etc.) that will attract children to the business area.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-21, Bylaw #13826 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR MCDONELL

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #17-21 prior to second reading of the bylaw; and

THAT a copy of the report be provided to those that submitted correspondence or spoke at the Public Hearing.

CARRIED UNANIMOUSLY

**2) Burnaby Zoning Bylaw 1965,**  
**Amendment Bylaw No. 42, 2017 - Bylaw No. 13827**

Rez. #17-19

8327 Eastlake Drive

From: CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines)

To: Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines, and in accordance with the development plan entitled "Eastlake Campus" prepared by Chip Barrett Architect)

The purpose of the proposed zoning bylaw amendment is to permit a minor increase in interior floor area.

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #17-19, Bylaw #13827 be terminated.

CARRIED UNANIMOUSLY

**3) Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 43, 2017 - Bylaw No. 13828**

Rez. #16-53

Portion of 9855 Austin Road

From: CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

To: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Tower 4" prepared by GBL Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of the last of four residential towers on the Lougheed Core Area Phase 1 site, which incorporates a commercial space on the ground floor, within the Lougheed Town Centre Core area.

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-53, Bylaw #13828 be terminated.

CARRIED UNANIMOUSLY

4) **Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 44, 2017 - Bylaw No. 13829**

Text Amendment

The purpose of the proposed zoning bylaw text amendment is to amend the Burnaby Zoning Bylaw 1965 in regard to (1) clarifying definitions of certain dwelling types; (2) revising the conditions that apply when determining average front yard depth; (3) revising the definitions of side lot line, front yard, rear yard, and side yard; (4) revising front yard requirements for lots which qualify as both a corner lot and through lot; (5) requiring car wash stalls in the RM6, C8, and C9 Districts; (6) permitting a Floor Area Ratio (FAR) exemption for amenity spaces in private hospitals and supportive housing facilities.

No letters was received in response to the proposed zoning bylaw text amendment.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw text amendment.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Zoning Bylaw Text Amendment, Bylaw #13829 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR CALENDINO  
SECONDED BY COUNCILLOR WANG

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

That this Public Hearing adjourned at 7:58 p.m.

---

Colleen Jordan  
COUNCILLOR

---

Kate O'Connell  
CITY CLERK





Office of The Mayor of the City of Burnaby

PROCLAMATION

HERITAGE WEEK

- WHEREAS** British Columbia will be celebrating Heritage Week 2018 with the theme of “Heritage Stands the Test of Time” to honour the endurance of our collective history, special places and stories; and
- WHEREAS** Our collective history, including the tangible and intangible heritage of our Indigenous people, the many cultures that came after and our new residents, is passed down through history to the present day; and
- WHEREAS** Our special places, in the form of heritage buildings and cultural landscapes, endure as physical records of people and events that shape our past and future; and
- WHEREAS** Our stories have been retold for decades and shared to help us understand the past; and
- WHEREAS** It is believed that Burnaby citizens would wish to celebrate our heritage by observing Heritage Week and celebrating and experiencing our historic places.

NOW THEREFORE I, DEREK R. CORRIGAN, MAYOR OF BURNABY,  
DO HEREBY PROCLAIM FEBRUARY 19 – 25, 2018 AS

“HERITAGE WEEK”  
IN THE CITY OF BURNABY.

*Derek Corrigan*

Derek R. Corrigan  
M A Y O R



Dated this 5<sup>th</sup> day of February, 2018 A.D.



**Zeinabova, Blanka**

**Subject:** FW: Appear as an Individual Delegations before Council Monday Feb 5, 2018 who make final decisions

**Importance:** High

---

**From:** HR Onn Call [mailto: [REDACTED]]  
**Sent:** January 26, 2018 4:41 PM  
**To:** MacDonald, Monica; Volkow, Nick; Calendino, Pietro  
**Subject:** Re: Appear as an Individual Delegations before Council Monday Feb 5, 2018 who make final decisions  
**Importance:** High

**To:** **Monica MacDonald** - Administrative Officer | Office of the City Clerk for council  
**From:** HR Onn Call [mailto: [REDACTED]]  
**Sent:** November-28-17 9:39 AM original  
 Sent: January 25, 2018 new original copy  
**To:** Clerks; Mayor; Calendino, Pietro  
**Subject:** Appear as an Individual Delegation before Council  
**Importance:** High

Dear Mayor and burnaby council,

Subject I wish to present and discuss in person with council is on how density is allocated to strata condominium that are being sold through the zoning process.

name and address of the designated speaker strata nw289 for buildings 3925 kingsway and 5715 jersey

Tom Fleming  
 319-3925 kingsway  
 burnaby bc  
 v5h 3y7

email address is [REDACTED]

**I would like to appear as you mentioned Monica, on Monday February 5, 2018 at 7:00 pm for 10 minutes thank you. please advise of my attendance please**

Best regards,

Tom Fleming

p.s. do you need a copy of my submission for council members December 2017 let me know okay Monica MacDonald.

Copy to: City Manager Dir. Planning & Building
--

**From:** [REDACTED] **On Behalf Of** Marlon Kevlar  
**Sent:** January-17-18 5:10 AM  
**To:** Mayor; Wong, Elaine  
**Cc:** Robichaud, Lynn  
**Subject:** GreenScore City Index - Greenest city award winner

**Note from Director Planning & Building:**  
Staff will contact the organization to acknowledge receipt of the award, and participate in the arrangements for its receipt at the upcoming events.

To the Mayor and Council,

Congratulations!

The City of Burnaby is the co-winner of **Canada's Greenest Midsized City 2017** award.  
The co-winner of this award is the City of Burlington.

This award is given annually to the Cities with the highest scores in the GreenScore City Index in three categories: Large, Medium, Small

We have CC'ed our Burlington contact in this email because as co-winners we are hoping you will collaborate with them in the future.

**Website Security code is** [REDACTED]

City Dashboard: [REDACTED]

Index Results: <https://www.greenscore.ca/city-index-scoreboard.html>

Release Notes: <http://greenscore.ca/articles/greenscore-city-index-latest-edition>

## **Award Schedule**

- We are contacting the FCM to see if we can announce the award winners at the Sustainable Communities Conference Feb 6th.
- Award ceremonies are being coordinated with EarthDay Canada on Earth Day (Sun, April 22)
- All award ceremonies will be done locally on Earth Day

## **What to Expect**

We are working with an awards company here in Montreal to create plaques with historical significance worthy of Canada's 150 anniversary. The wood we are looking into is reclaimed Georgian Strait Pine that has been under water for over 150 yrs. We will also provide historic literature that is display ready.

Attachment: Our current newsletter

Attach Link: <http://greenscore.ca/uploads/3/4/6/7/34678520/newsletter20171200.pdf>\*

Best Regards,

*\*Available under separate cover*

Marlon Kevlar

Executive Director

M: 438-877-0051

Green Score Canada Ltd.

W: [GreenScore.ca](http://GreenScore.ca)

E: [mkevlar@greenscore.ca](mailto:mkevlar@greenscore.ca)

P: [LinkedIn.com](https://www.linkedin.com/company/greenscore-ca)

Copy to:

City Manager

Director Planning & Building

Director Engineering



Meeting 2018 February 05

## COUNCIL REPORT

**TO:** MEMBERS OF COUNCIL **DATE:** 2018 January 22

**FROM:** MAYOR DEREK R. CORRIGAN

**SUBJECT:** 2018 CITY APPRECIATION DINNER

**PURPOSE:** To request Council approval for the costs associated with the 2018 City Appreciation Dinner.

**RECOMMENDATION:**

1. **THAT** Council authorize payment of the cost of hosting the 2018 City Appreciation Dinner.

**REPORT**

Arrangements are being made for the annual City Appreciation Dinner to be held at the Shadbolt Centre for the Arts on Friday, 2018 May 04 at an estimated cost of \$40,000.

Council policy provides for the City Appreciation Dinner to be the only function held annually for the purpose of giving special recognition and appreciation to persons serving on Boards, Committees and Commissions of Council.

The City Appreciation Dinner will also include the awarding of the Kushiro Cup to the 2017 Citizen of the Year. Advertisements will be placed in local newspapers seeking nominations for this award, and a recommendation will be provided to Council for approval.

Respectfully submitted,

Derek R. Corrigan,  
MAYOR

Copy: City Manager  
Director Corporate Services  
Director Finance



Meeting 2018 February 05

COUNCIL REPORT

**CITY OF BURNABY**  
**CERTIFICATE OF SUFFICIENCY**  
**RESIDENT INITIATED**

*HIS WORSHIP, THE MAYOR  
 AND COUNCILLORS*

**RECOMMENDATIONS:**

1. **THAT** Council receive the City Clerk's Certificate of Sufficiency covering the following 2018 Resident Initiated Local Area Service.
2. **THAT** on receipt of the successful petitions, the City Solicitor prepare a Local Area Service Construction Bylaw for the successful project.
3. **THAT** on receipt of the petitions, the City Solicitor prepare a Local Area Service Fund Expenditure Bylaw for the successful project.
4. **THAT** the owners of the properties on the petitions be advised of the outcome.

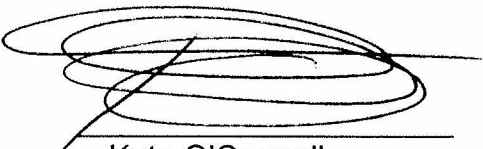
**REPORT**

I, Kate O'Connell, do hereby certify that petitions have been received supporting the following Resident Initiated Local Area Service project, as detailed in the *attached* schedule:

**18-701 2018 Boulevard Trees Projects, Eglinton Street from Royal Oak Avenue to East Property Line 5268 Eglinton Street/Gatenby Avenue**

This petition is hereby certified as sufficient as it represents at least 50% of the property owners who in turn represent at least 50% of the assessed value of land and improvements that would be subject to the local area service tax.

Copied to: City Manager Director Engineering Director Finance Director Planning & Building City Solicitor
---

  
 Kate O'Connell  
 City Clerk





<b>RESIDENT INITIATED</b> <b>2018 Local Area Service Program - Boulevard Trees Projects</b>								
Project #	Street	Limits	Number of Properties	50% Required to Support Project	Number of Supporters	Total Assessed Value of Land & Improvements	50% Required	Total Petitioners' Assessment
18-701	Eglinton Street	From Royal Oak Ave to East Property Line 5268 Eglinton St/Gatenby Ave	7	4	4	\$ 9,715,900.00	\$ 4,857,950.00	\$5,373,100.00



Meeting 2018 February 05

COUNCIL REPORT

### **PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: 2018 CYCLING AND WALKING PROMOTION**

#### **RECOMMENDATION:**

1. THAT Council authorize the expenditure of \$12,400 from the Boards, Committees and Commissions budget for programs to promote cycling and walking in 2018, as outlined in this report.

#### **REPORT**

The Planning and Development Committee, at its meeting held on 2018 January 30, received and adopted the attached report seeking funding support of programs to promote cycling and walking in 2018.

Aligned with the City's Corporate Strategic Plan, this report recommends the expenditure of \$12,400 to promote cycling and walking in Burnaby in 2018. The programs include: Burnaby Bike Map, Bike to Work Week, Bike to School Week, StreetWise Cycling Courses, Community Cycling Initiatives, Burnaby Walking Maps – Metrotown, Walking Challenge, and Jane's Walk.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

Copied to: City Manager Director Planning & Building Director Engineering Director Finance Director Parks, Recreation & Cultural Services Director Public Safety & Community Services
--



Meeting 2018 Jan 30

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
PLANNING AND DEVELOPMENT COMMITTEE

**DATE:** 2018 January 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 90400 01  
*Reference: Cycling / Promotion*

**SUBJECT:** 2018 CYCLING AND WALKING PROGRAM

**PURPOSE:** To request funding in support of programs to promote cycling and walking in 2018.

---

**RECOMMENDATION:**

1. **THAT** Council be requested to authorize the expenditure of \$12,400 from the Boards, Committees and Commissions budget for programs to promote cycling and walking in 2018, as outlined in this report.

**REPORT**

**1.0 BACKGROUND**

The City's Transportation Plan and three Sustainability Strategies all identify the provision of transportation choices and promotion of alternative modes as key strategic transportation goals for Burnaby. In 1998, the City introduced a Cycling Promotion Program to support cycling initiatives which would complement the expansion and improvement of cycling infrastructure across the City. In 2017, the program was expanded to include walking initiatives focused on supporting healthier, more active lifestyles for Burnaby residents.

The 2018 Cycling and Walking Program is aligned with the City's Corporate Strategic Plan by supporting the following goals and sub-goals of the Plan:

- A 'Safe Community',
  - 'Make City streets, pathways, trails and sidewalks safer'.
- A 'Connected Community',
  - 'Ensure that people can move easily through all areas of Burnaby, using any form of transportation'.
- A 'Healthy Community',
  - 'Encourage opportunities for healthy living and well-being'.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: 2018 Cycling and Walking Program  
 2018 January 22..... Page 2

Through the Cycling and Walking Program, Council has funded a number of initiatives to promote cycling and walking as alternative modes of transportation. The City has promoted cycling and walking through its own efforts, and by supporting the work of others. In 2017, this included:

- The Burnaby Bike Map;
- Bike to Work Week;
- Bike to School Week;
- StreetWise Cycling Courses;
- Community Cycling Initiatives; and
- Walking Initiatives.

The Burnaby Bike Map is published annually by the City. The other programs listed above are offered by the non-profit cycling group, HUB, and local community groups. These programs heighten awareness of the benefits of active transportation and encourage people to cycle and walk more often. Through support of external programs, the City contributes to community-based initiatives which support both cycling and walking and also receives sponsorship recognition as part of event advertising. The Cycling and Walking Program contributes to broader community and individual benefits, such as improved fitness, less pollution, and reduced greenhouse gas emissions as the proportion of trips made by cycling and walking increases.

## **2.0 PROPOSED 2018 PROGRAM**

The proposed 2018 Cycling and Walking Program has eight components, as discussed below:

### **2.1 Burnaby Bike Map**

The Burnaby Bike Map provides essential and current information needed to navigate the City by bicycle. Printed copies are available to the public free-of-charge at City facilities including community and recreational centres, libraries, the Burnaby Tourist Information Centre at Metropolis and City Hall. The map is promoted through City social media channels, and is advertised in the spring issue of InfoBurnaby (subject to availability of space). Each year, staff update the Bike Map to include newly-constructed routes.

The map is also available on the City's website (Burnaby.ca/bikemap). Recent enhancements to the website have made web pages, including the Bike Map, easier to access on mobile devices such as phones and tablets. Over half of all traffic on the City's website is now via mobile device rather than a traditional computer, which will make accessing the Bike Map on-the-go much easier.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: 2018 Cycling and Walking Program  
 2018 January 22..... Page 3

Despite the increasing potential for accessing the Bike Map online, many people continue to express a preference for the printed version to plan out routes and to use as a guide when navigating around the City. Based on past demand, it is recommended that a print run of 8,000 copies is continued in 2018, at a cost of \$2,400.

## 2.2 Bike to Work Week

Bike to Work Week is an event organised by the non-profit cycling group, HUB, to promote cycling and encourage people to commute by bike. It is run twice a year, in the spring and fall. The target audiences are workplaces, communities and individual commuters throughout Metro Vancouver.

The components of the event are:

- **Registration:** individuals and employer-based teams register and submit their results online, including via a mobile-friendly interactive website which facilitates participation.
- **Commuter Stations:** tents and tables set up along cycling commuter routes providing information on routes, free food and beverages, prize draws and free bike mechanic services.
- **Workshops:** workplace-specific workshops to promote Bike to Work Week.
- **Prizes and Awards:** participants in Bike to Work Week are entered in daily and grand prize draws, and organizations that log the most trips are recognized with Workplace Awards.

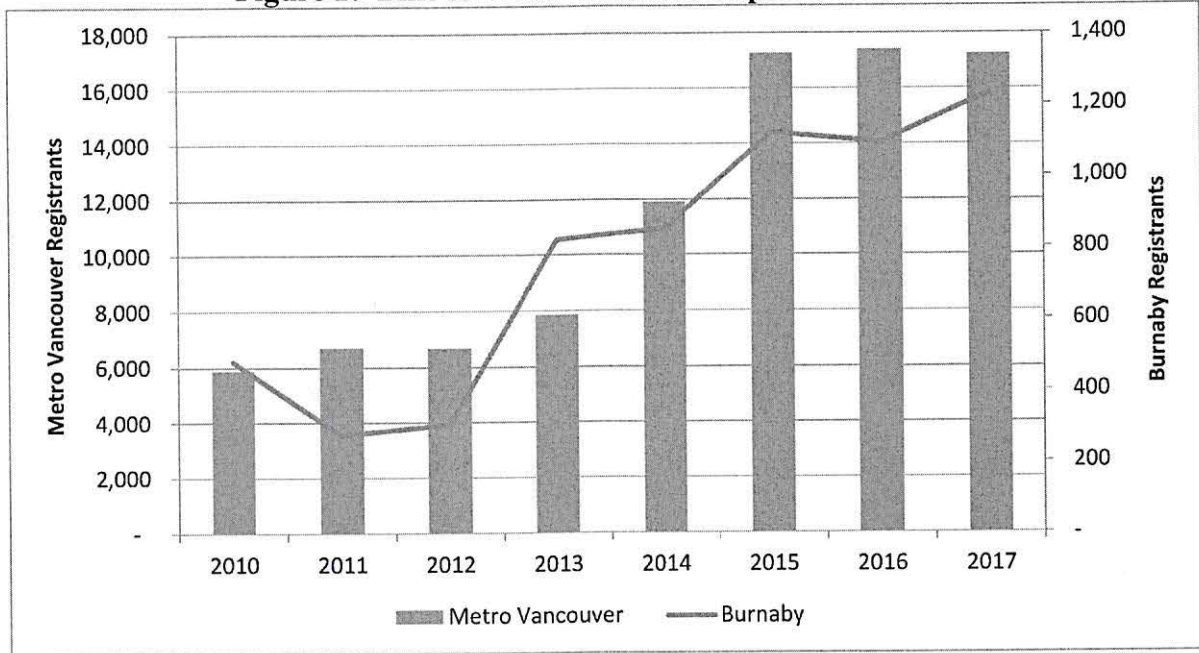
Burnaby's participation in Bike to Work Week has seen steady growth over the last eight years (see *Figure 1*). In 2017, there were 1,213 participants and 279 workplaces registered, representing all areas of the City (See *Figure 2* and *Figure 3*).

Collectively Burnaby participants logged 5,327 cycle trips for a total of 57,327 kilometres and in doing so, avoided the emission of 12.4 tonnes of greenhouse gases. These are good indicators of the success of this program as a tool to increase cycling engagement.

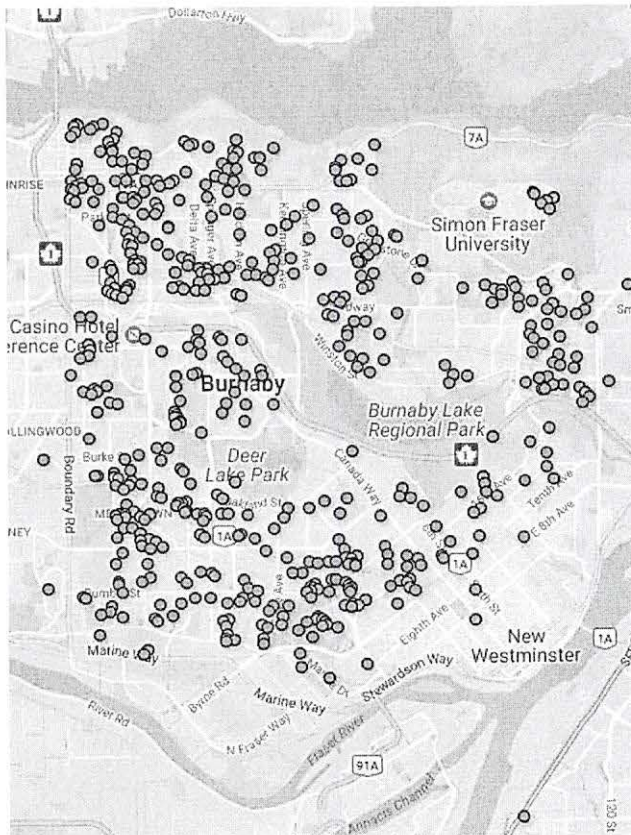


To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: 2018 Cycling and Walking Program  
 2018 January 22..... Page 4

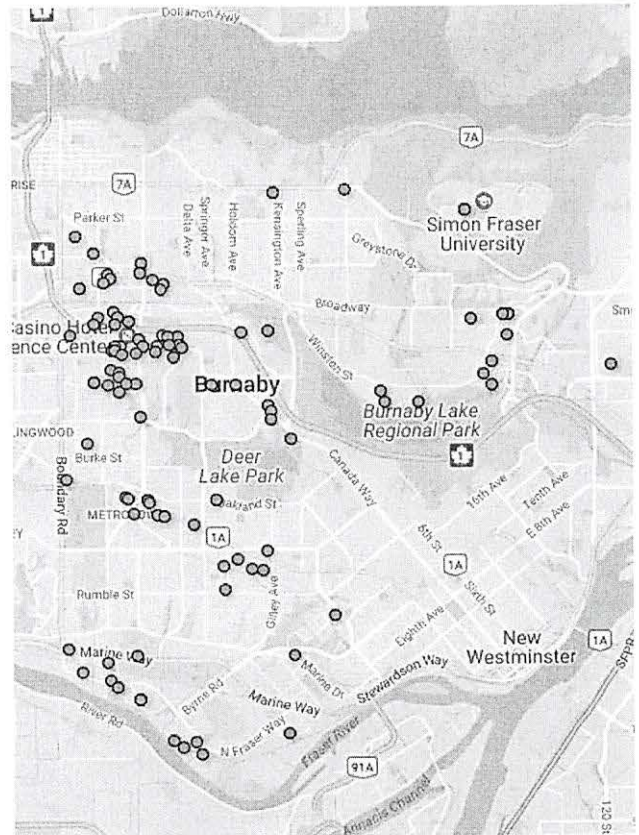
**Figure 1: Bike to Work Week Participants 2010-2017**



**Figure 2: Residences of Burnaby Participants of Bike to Work Week**



**Figure 3: Workplaces of Burnaby Participants of Bike to Work Week**





To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: 2018 Cycling and Walking Program  
 2018 January 22..... Page 5

In 2017, the City of Burnaby provided sponsorship of \$4,200 for Bike to Work Week, which supported two commuter stations and detailed data collection. City staff were in attendance at the City-sponsored stations to promote cycling in Burnaby, and the fall stations provided opportunities to consult with cyclists on the Transportation Plan Update (see **Figure 4**). The data collected by HUB during Bike to Work Week assists the City in understanding Burnaby cycling patterns and has been useful in confirming priority cycling projects and the impact of promotional activities.

**Figure 4: Burnaby Commuter Station for Bike to Work Week, with City of Burnaby staff**



Bike to Work Week events in 2018 are scheduled for late May and late October. As in previous years, the City will also promote Bike to Work Week as part of our public awareness campaign for Environment Week, which is held at the same time (May 28 to June 03, 2018). City-led promotion will include social media and online promotion and advertising in City publications as appropriate.

This year, HUB is again proposing two Commuter Stations and detailed data collection in Burnaby, in return for a City contribution of \$4,200. Staff recommend that the City provide sponsorship of \$4,200 to cover the cost of providing these services.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: 2018 Cycling and Walking Program  
 2018 January 22..... Page 6

### 2.3 Bike to School Week

HUB also organizes Bike to School Week that is run in conjunction with Bike to Work Week in May/June of each year (see **Figure 5**). Bike to School Week is a week-long celebration of biking to school. Individual schools and classes register to participate, receive guidance and promotional materials from HUB; then have opportunities to win prizes and join in friendly competition with other schools across Metro Vancouver.

In 2017, 109 schools from Metro Vancouver registered for Bike to School Week, with 37 schools participating for the first time. In Burnaby, three elementary schools participated in the 2017 Bike to School Week festivities and celebrations: Gilmore, Forest Grove and Buckingham.

**Figure 5: Bike to School Week**



Bike to School Week also includes an educational component. In recent years, HUB has provided the following programming taught by certified cycling trainers:

- *Learn to Ride* course: aimed at getting Grade 3-5 students excited about cycling, this course raises the bike-handling skills of students while introducing road rules and safety.



To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: 2018 Cycling and Walking Program  
 2018 January 22..... Page 7

- *Ride the Road* course: this provides more advanced instruction on urban cycling skills and road rules for Grade 6 and 7 students. It includes basic cycling maintenance and safe practices and a supervised neighbourhood road ride.

Last year, across Metro Vancouver, cycling courses were delivered to 5,278 students in schools across 13 municipalities (see **Figure 6**). In Burnaby, the City provided sponsorship of \$2,655 which supported one *Learn to Ride* course. This was delivered to grade 4 to 6 students in Gilmore Elementary.

HUB, through its partnership with other organizations, was also able to deliver two *Ride the Road* courses in Burnaby. These were delivered to students in Cameron Elementary and Second Street Community Schools. Students who have taken these courses show improved skills and confidence and report an increased sense of safety and confidence in cycling around their neighbourhoods.

**Figure 6: Bike to School Week road skills training**



*"It was so exciting to see students learning to ride bikes for the first time and for others to gain the skills to make them confident to ride on the road. I believe everyone in some way or another benefitted from your program"- Cameron Elementary, Burnaby, Ride the Road, June, 2017.*

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: 2018 Cycling and Walking Program  
 2018 January 22..... Page 8

Bike to School Week provides an excellent opportunity to engage youth and promote safe cycling in the City. In order to offer this program again in 2018, HUB requests a contribution of \$2,500 from the City of Burnaby. HUB will also be liaising with the School District to seek their support for the event. Building on the success of previous years, staff recommend that the City offer \$2,500 in support of this program in 2018.

## 2.4 StreetWise Cycling Courses

Cycling can be an important mode of transportation for newcomers, some of whom may find car ownership or transit fares a financial burden. In 2006, HUB developed StreetWise Cycling Courses to provide would-be cyclists, primarily adults, with the skills to feel safe and comfortable riding in traffic. The courses are free to participants so that cost is not a barrier to participation.

In 2017, 735 participants across Metro Vancouver took part in a StreetWise Cycling Course. In Burnaby, the City provided sponsorship for one specialized immigrant-focused course at a cost of \$2,850. The course was delivered by HUB, in partnership with staff of the Burnaby Neighbourhood House. Working with local service providers, newcomers who would benefit from the course were identified and referred to the program. It took place in July 2017 at Gilmore Community School, with 21 adults and children participating.

Many of the participants had previously used bikes as a primary mode of transport in their countries of origin, but had difficulty cycling here due to lack of familiarity with local routes, cycling practices and rules of the road. Results have shown that rates of cycling increase dramatically and consistently after attending one of these courses, as do confidence levels.

For 2018, HUB is proposing to hold one course for 24 participants in Burnaby, delivered in partnership with Burnaby-based immigrant service organizations, in return for continuing City support of \$2,800. Staff recommend that the City offer \$2,800 for this program in 2018.

## 2.5 Community Cycling Initiatives

In 2017, staff supported the efforts of local community organizations advancing cycling initiatives in Burnaby. In May, City staff supported the fourth annual *Bike Day in Canada* by providing relevant route planning information and mapping. In June, staff supported Community Bike Fairs at Gilmore and Second Street Community Schools, through the provision of materials, and promotion of the events through City social media channels and the Community Events Calendar.

Staff recommend continued support of these initiatives in 2018 through provision of relevant information and data as required, in-kind goods and promoting community efforts.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: 2018 Cycling and Walking Program  
 2018 January 22..... Page 9

## 2.6 Burnaby Walking Maps – Metrotown

Since 1998, one of the means of achieving the City's Transportation Plan goal of promoting alternative modes of transportation has been the production and distribution of the Burnaby Bike Map. Building on the reach and success of the Bike Map, and the continued enhancement of the public realm within our town centres, staff propose the development of neighbourhood walking maps. These maps will aim to engage and support citizens in the pursuit of healthier, more active lifestyles. They will also help to encourage visitors to explore the City on foot and will support local tourism.

The Burnaby Walking Maps will be developed in phases. The first map will focus on Metrotown and is planned for 2018. It will be made available online and printed copies will be distributed to City facilities. To this end, staff recommend the development, production and distribution of 1,000 walking maps at a cost of \$500.

## 2.7 Walking Challenge

As noted in the report "Update on the Burnaby Healthier Community Partnership for 2016-17", approved by Council on 2017 September 11, the Burnaby and New Westminster Healthier Community Partnerships (HCPs)<sup>1</sup> were jointly awarded a Fraser Health Active Communities grant of \$45,000 to support a walking challenge in spring 2018. Both cities recognize active transportation, including walking, as an affordable, healthy and environmentally-friendly means of getting around. The walking challenge in spring 2018 builds on successful walking initiatives in both cities.

The Walking Challenge in each community will have three components:

- *Community Component*

The Cities of Burnaby and New Westminster will partner with a community-based group, the Walkers Caucus, to sponsor a five-week walking challenge from April 9 to May 11. Walking will be encouraged both as a means of physical activity/leisure, and transportation. Participants will track the time they spend walking each week. The walking challenge will overlap with walking events in both cities (e.g. Jane's Walk, Walk with Your Doc, Move for Health Day). As part of the challenge, participants will be encouraged to map and photograph favourite walking routes. This information could be used to inform the City's initiative to develop walking maps for Burnaby, as described in Section 2.6.

<sup>1</sup> The Burnaby Healthier Community Partnership is a partnership of the City of Burnaby, Burnaby School District 41, Fraser Health and the Burnaby Division of Family Practice. A similar partnership exists in New Westminster.



To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: 2018 Cycling and Walking Program  
 2018 January 22.....Page 10

- *Schools Component*

Schools in Burnaby and New Westminster will take part in a school-based walking challenge that will coincide with the community walking challenge. Resources to increase teacher capacity to link the challenge to various areas of the curriculum are being developed jointly by School Districts 40 and 41.

- *Walking Festival (wrap-up event)*

A Walking Festival/Wrap Up will take place on Saturday May 12, 2018 at Edmonds Community Centre to celebrate the conclusion of the challenge. Participants will be able to hear featured speakers, learn about resources to support healthier lifestyles and connect with other community members interested in forming new walking groups.

The goals of the walking challenge align well with the draft themes guiding the Burnaby Transportation Plan Update<sup>2</sup>. Communications developed for the Walking Challenge will share similar messages as the Plan Update on benefits of active transportation.

## 2.8 Jane's Walk

Held globally, Jane's Walk is a movement of free, citizen-led walking tours inspired by author and activist Jane Jacobs. The walks are aimed at engaging citizens in story-telling about their communities, whilst exploring their cities, and connecting with neighbours.

In May 2017, Staff facilitated these citizen-led walking tours in Burnaby by hosting a web page where walk leaders could list their events. Staff recommend continued support of this initiative.

## 3.0 CONCLUSION

The Burnaby Bike Map, Bike to Work Week, Bike to School Week, StreetWise Cycling Courses, local community cycling initiatives such as *Bike Day in Canada* and Community Bike Fairs are well-established means for encouraging greater travel by bicycle. The expansion of the Cycling Program to include walking initiatives such as Jane's Walk, a Metrotown Walking Map and the Walking Challenge will raise the profile of walking in the community and that of organizations, such as the City, that support active transportation. This report recommends the expenditure of \$12,400 to promote cycling and walking in Burnaby in 2018, as follows:

- Burnaby Bike Map, \$2,400;
- Bike to Work Week, \$4,200;

<sup>2</sup> The draft themes of the Burnaby Transportation Plan Update include Accessible – access and choice; Safe – safe and secure mobility; Healthy – active people in healthy, livable communities; Green – a protected and enhanced environment; Prosperous – a thriving, sustainable economy; and Connected – integrated and well-designed places.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: 2018 Cycling and Walking Program  
 2018 January 22.....Page 11

- Bike to School Week, \$2,500;
- StreetWise Cycling Courses, \$2,800; and
- Burnaby Walking Map – Metrotown, \$500.

In keeping with our past cycling and walking promotion expenditures, it is recommended that Council be requested to authorize the expenditure of \$12,400 from the Boards, Committees and Commissions budget for this year's Cycling and Walking Program, as outlined in this report.

  
 Lou Pelletier, Director  
 PLANNING AND BUILDING

SC:sla

cc: City Manager  
 Director Engineering  
 Director Public Safety and Community Services  
 Director Parks, Recreation and Cultural Services  
 City Clerk

R:\Long Range Clerical\DOCS\Committee Reports\2018\2018 Cycling and Walking Program (2018.01.30).doc



Meeting 2018 February 05

COUNCIL REPORT

### **PLANNING AND DEVELOPMENT COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENTS – 2018 JANUARY**

#### **RECOMMENDATION:**

1. THAT Council authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 2.0 of this report, for advancement to a Public Hearing at a future date.

#### **REPORT**

The Planning and Development Committee, at its meeting held on 2018 January 30, received and adopted the attached report proposing a number of text amendments to the Burnaby Zoning Bylaw. The Bylaw appears elsewhere on this Council agenda.

Respectfully submitted,

Councillor C. Jordan  
Chair

Councillor D. Johnston  
Vice Chair

<p>Copied to: City Manager Director Planning &amp; Building Director Public Safety &amp; Community Services Director Engineering Chief Building Inspector Chief Licence Inspector City Solicitor</p>
--



Meeting 2018 January 30

## COMMITTEE REPORT

---

**TO:** CHAIR AND MEMBERS  
COMMUNITY DEVELOPMENT COMMITTEE

**DATE:** 2018 January 25

**FROM:** DIRECTOR PLANNING AND BUILDING

**FILE:** 42000.20  
*Reference: Bylaw Text Amendment*

**SUBJECT: PROPOSED ZONING BYLAW TEXT AMENDMENTS – 2018 JANUARY**

**PURPOSE:** To propose a number of text amendments to the Burnaby Zoning Bylaw.

---

**RECOMMENDATION:**

1. **THAT** Council be requested to authorize the preparation of a bylaw amending the Burnaby Zoning Bylaw, as outlined in Section 2.0 of this report, for advancement to a Public Hearing at a future date.

**REPORT****1.0 BACKGROUND INFORMATION**

As part of the ongoing review of the Burnaby Zoning Bylaw, which usually takes place in the context of development enquiries and discussions regarding the intent of the bylaw and the general need to update the bylaw, text amendments are brought forward from time to time. These text amendment reports are submitted in order to provide clarification and improvements to the wording of the bylaw, and to respond to changes in related legislation and changes in forms of development, land uses and social trends.

This report presents five Zoning Bylaw amendments regarding 1) definition of “Lot Area”; 2) measurement of the height of accessory buildings; 3) private garages located within structured and underground parking areas; 4) lot coverage in the R4, R5, R9, and R12 Districts; and 5) marihuana (cannabis) production, finishing, packaging, warehousing, and distribution in the M Districts.

**2.0 PROPOSED BYLAW TEXT AMENDMENTS****2.1 Definition of “Lot Area”****Issue**

There is a need to amend the wording of the Zoning Bylaw in order to simplify the processes and mechanisms used to transfer density derived from road and lane dedication on sites undergoing rezoning.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – January 2018  
 2018 January 25..... Page 2

### **Discussion**

Section 3 of the Zoning Bylaw states:

*“LOT” means an area of land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the Land Registry Office, and having a principal frontage upon a public street or place.*

*“LOT AREA” means the total horizontal area within the lot lines of a lot.*

In zoning districts where density is regulated by gross floor area (GFA) (RM, C2, C3, C5, C8, C9, M8, B, P6, and P11 Districts), lot area is a determinant of the maximum allowable GFA on the lot, calculated as follows:

$$\text{Lot Area} \times \text{Floor Area Ratio} = \text{Gross Floor Area}$$

Lot area is also a determinant of maximum allowable above grade floor area in zoning districts regulated by site coverage and height (C1, C4, C6, C7, M1, M2, M3, M4, M5, M6, M7, P1, P2, P3, P4, P5, P7, P8, P9, and P10 Districts), calculated as follows:

$$(\text{Lot Area} \times \text{Site Coverage}) \times \text{Number of Storeys} = \text{Above Grade Floor Area}$$

Historically, site density has been calculated based on net lot area, after road and lane dedication. However, in more recent developments within Burnaby’s Town Centres requiring significant dedication, density has been based on gross lot area (inclusive of road and lane dedication), achieved in one of three ways through the rezoning process:

- the area required for road or lane dedication is transferred to the City as a fee simple lot, and the development density related to the required road or lane dedication is transferred to the development site through a density allocation covenant registered on both lots, effectively granting a density based on gross site area;
- the required road or lane dedication is taken as a statutory right-of-way over the property, so as to not reduce calculated net site area; or
- the development density on large sites, which involve extensive public realm enhancements (including new road connections), is calculated based on gross site area through a Master Plan rezoning process and associated density allocation covenants.

The calculation of density based on gross lot area has supported the implementation of an enhanced public realm within the Town Centres in line with the Council-adopted *Public Realm Design Standards for Town Centre Streets Policy*, while also facilitating the City’s planning objectives to meet future growth and development needs in Burnaby’s Town Centres. The issue arises in that the process and mechanisms for the transfer of density derived from road and lane dedication is onerous to both the City and applicant.



To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – January 2018  
 2018 January 25..... Page 3

Going forward, as the City seeks to enhance the public realm and meet future growth and development needs in Community Plan areas throughout Burnaby, an amendment to the Zoning Bylaw as it relates to the application of gross lot area in the calculation of density, would help facilitate the implementation of these community objectives, bring clarity to the approval process, and simplify the processes and mechanisms used to transfer density from road and lane dedication areas.

Planning staff have reviewed the application of lot area for the purposes of calculating density in the City of Vancouver, Coquitlam, and North Vancouver. In each of these municipalities, density is based on lot area before road and lane dedications. As such, the abovementioned clarification amendment to the Burnaby Zoning Bylaw would be consistent with the planning practices of neighbouring municipalities.

Therefore, it is proposed that the definition of lot area be amended to clarify that for lots subject to rezoning to the CD (Comprehensive Development) District, based on the RM (Multiple Family Residential), C (Commercial), B (Business Centre), M (Industrial) and P (Institutional) Districts, the total horizontal area within the lot lines of a lot is inclusive of road and lane dedication.

### **Recommended Bylaw Amendment**

1. **THAT** the definition of “Lot Area” in Section 3 of the Zoning Bylaw be replaced with wording the same or similar to the following:

*“Lot Area” means the total horizontal area within the lot lines of a lot, except for lots that are rezoned on or after 2018 June 01 to the CD (Comprehensive Development) District based in whole or in part on the RM, C, M, B and P Districts, lot area shall be inclusive of the area of street and lane dedication immediately adjacent to the lot, as shown on the subdivision plan pertaining to the lot, approved as a prerequisite to the CD zoning of the site.*

## **2.2 Measurement of the Height of Accessory Buildings**

### **Issue**

The Zoning Bylaw does not provide a methodology for measuring the height of detached accessory buildings in some zoning districts.

### **Discussion**

The Zoning Bylaw permits accessory buildings up to one storey and 3.7 m in height, except that in A, R and RM Districts, a hip and gable roof may be constructed to a height of 4.6 m. Section 6.6(1)(b) of the Zoning Bylaw provides a methodology for measuring the height of accessory buildings that are attached to the principal building by clarifying:

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – January 2018  
 2018 January 25..... Page 4

*“Where a garage or carport or other accessory building or structure is attached to the principal building, it is to be considered a part of the principal building and shall comply in all respects with the requirements of this Bylaw applicable to the principal building.”*

The Zoning Bylaw does not, however, provide a methodology for measuring the height of detached accessory buildings in all zoning districts. Specifically, the Zoning Bylaw does not address how the height of detached accessory buildings are to be measured in the C2, R1, R2, R3, R4, R5, R9, R10, R11, R12, RM6 and P11 Districts. For detached accessory buildings in all other zoning districts, Section 6.4(2) of the Zoning Bylaw provides the following requirement:

*“Except in the C2, R1, R2, R3, R4, R5, R9, R10, R11, R12, RM6 and P11 Districts, the height of a building shall be measured from the front average elevation to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4); and where no front yard setback is required the height shall be measured from the curb.”*

Prior to 1991, the definition of “Height” in Section 3 of the Zoning Bylaw had provided a uniform methodology for measuring the height of all buildings regardless of the zoning district. However, following a comprehensive review of bulk regulations for single family homes, new methodologies for measuring the height of principal buildings in the R1, R2, R3, R4, R5, R9 and R10 Districts were introduced, and the definition of “Height” was amended as follows:

*“**HEIGHT**” means the vertical dimension of a building or structure measured in accordance with section 6.4.*

Over time, new methodologies for measuring the height of buildings in the C2, R11, R12, RM6 and P11 Districts were also introduced. However, such measurement methodologies only apply to principal buildings, and did not address detached accessory buildings in the C2, R1, R2, R3, R4, R5, R9, R10, R11, R12, RM6 and P11 Districts.

Given the above noted gap, there is a need to clarify how the height of detached accessory buildings are to be measured in all zoning districts. For simplicity, it is recommended that in all zoning districts, the height of a detached accessory building, other than a garage or carport, be measured from the average natural grade of all sides of the building. This requirement balances both the desire to minimise the visual impact of accessory buildings, with the need to allow for reasonable access and natural light penetration into accessory buildings located on sloping sites. The Building Department has developed standard practices for calculating the average natural grade of all sides of a building.

It is further recommended that an exception be made to allow for the height of a detached garage or carport to be measured from the finished grade at the point used for vehicular access. This provision will ensure that on sites with severe slope, adequate height clearance can be achieved on the side used for vehicular entry. If adopted, this provision would render Section 6.6(a.1) of the Zoning Bylaw (which provides a methodology for measuring the height of depressed garages and carports) redundant, and as such it is recommended it be repealed.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – January 2018  
 2018 January 25..... Page 5

It is noted that in some circumstances the above recommendations will permit greater accessory building heights compared with existing regulation. However, given that the height of an accessory building is limited to one storey, the resultant impact is anticipated to be minimal.

Following the adoption of the above recommendations, it is intended that Section 6.4(2) of the Zoning Bylaw only apply to principal buildings. To help clarify this, it is recommended that Section 6.4(2) of the Zoning Bylaw be amended to specifically refer to principal buildings.

### **Recommended Bylaw Amendment**

1. **THAT** Section 6.4 of the Zoning Bylaw be amended to add Section 6.4(6) with wording the same or similar to the following:

*The height of a detached accessory building shall be measured from the calculated average natural grade of all sides of the building to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4), except that the height of a detached garage or carport may be measured from the finished grade at the point used for vehicular access.*

2. **THAT** the following highlighted text be added to Section 6.4(2) of the Zoning Bylaw:

*Except in the C2, R1, R2, R3, R4, R5, R9, R10, R11, R12, RM6 and P11 Districts, the height of a **principal** building shall be measured from the front average elevation to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4); and where no front yard setback is required the height shall be measured from the curb.*

3. **THAT** Section 6.6(1)(a.1) of the Zoning Bylaw be repealed.

### **2.3 Private Garages Located within Structured or Underground Parking**

#### **Issue**

There is a need to clarify the design standards for private garages located within structured or underground parking.

#### **Discussion**

Section 3 of the Zoning Bylaw states:

**“GARAGE, PRIVATE”** means a detached accessory building or a portion of a principal building used solely for the parking or temporary storage of private motor vehicles and in which there are no facilities for repairing or servicing such vehicles.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – January 2018  
 2018 January 25..... Page 6

The term “Garage, Private” includes both small scale garages usually associated with a single or two-family dwelling unit, and large scale private parkades servicing multiple family residential developments. Based on the definition of “Garage, Private”, an underground parking area, which forms a portion of a principal building, may contain smaller private garages which service individual dwelling units.

In recent years, the number of development applications proposing smaller private garages located within an underground parking area in a multiple family residential development has markedly increased, prompted by wider market demand. Typically, these types of garages are proposed for penthouses and other premium dwelling units to provide additional security for residents’ vehicles. This increase in demand for private garages located within underground parking areas has highlighted the need for design standards for such garages, particularly on aspects such as vision clearance, materials, egress, and dimensions.

Establishing clear design standards will assist applicants in understanding Building, Fire, and Engineering Department requirements for such garages at the outset of the project, helping to ensure safe and functional design. Design standards will also help alleviate a broader concern by staff that these garages may be misused for general storage, which could present a fire safety issue.

Given the above, staff acknowledge the need to clarify the design standards for private garages located within structured or underground parking areas, to help meet market demand, address safety and functional requirements, and to prevent such spaces being used for purposes other than vehicular parking.

It is therefore, recommended that private garages located within structured or underground parking only be permitted on sites subject to rezoning to the CD District. It is also proposed that the review of such private garages be guided by the attached design standards to ensure that they meet the requirements of the Building, Fire, and Engineering Departments (see *Attachment #1*). These requirements will ensure that full review and consideration can be given to such proposals early in the development process, to ensure compliance with the design standards, and to address safety and traffic considerations.

For clarity, it is further proposed that a definition for structured parking be added to Section 3 of the Zoning Bylaw.

#### **Recommended Bylaw Amendment**

1. **THAT** the following highlighted text be added to the definition of “Garage, Private”:

***“GARAGE, PRIVATE” means a detached accessory building or a portion of a principal or accessory building used solely for the parking or temporary storage of private motor vehicles and in which there are no facilities for repairing or servicing such vehicles. Private garages located within structured parking or underground parking shall only be permitted on lots that are subject to rezoning to the CD (Comprehensive Development) District.***

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – January 2018  
 2018 January 25..... Page 7

2. **THAT** Section 3 of the Zoning Bylaw be amended to add a definition of “Parking, Structured” with wording the same or similar to the following:

***“PARKING, STRUCTURED” means an area that***

- a) contains parking spaces and associated driveways and manouvering aisles,*
- b) is located within a building, and*
- c) has its roof or the finished floor next above it more than 800 mm (2.62 ft.) above the adjacent finished grade.*

#### **2.4 Lot Coverage in the R4, R5, R9, and R12 Districts**

##### **Issue**

There is a need to clarify the maximum permitted lot coverage for lots having no garage or carport in the R4, R5, R9, and R12 Districts.

##### **Discussion**

Sections 104.3, 105.3, 109.3, and 112.3 of the Zoning Bylaw regulate the maximum permitted lot coverage for lots in the R4, R5, R9, and R12 Districts. Specifically, the above noted Sections contain the following regulations:

- (1) Lot coverage shall not exceed 40 percent for lots having a garage or carport attached to the principal building.*
- (2) Lot Coverage shall not exceed 45 percent for lots having a garage or carport detached from the principal building.*

Given that these regulations only reference lots having a garage or carport, there is a need to clarify the maximum permitted lot coverage for lots in the R4, R5, R9, and R12 Districts having no garage or carport. In the R4a and R5a Districts, maximum lot coverage is set at 40 percent whether or not there is a garage or carport on the lot.

The current wording of the above noted Sections, with the exception of Section 112.3, was adopted in 1991 as part of a package of Zoning Bylaw amendments aimed at incentivizing the provision of detached garages and carports. Prior to 1991, lot coverage for lots in the R4, R5, and R9 Districts was limited to 40 percent, regardless of development form. When the R12 District was adopted in 1994, the above regulations were incorporated into the R12 District Schedule with the same intent of incentivizing the provision of detached garages and carports.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – January 2018  
 2018 January 25..... Page 8

The intent of the aforementioned 1991 Zoning Bylaw amendment was to permit an additional 5 percent lot coverage for lots having a detached garage or carport; however, the language adopted at that time inadvertently removed lot coverage regulation pertaining to lots having no garage or carport.

As such, providing updated language that addresses lots having no garage or carport will help close the current regulatory gap. It is therefore, recommended that the wording of Sections 104.3, 105.3, 109.3, and 112.3 of the Zoning Bylaw be amended to clarify that lot coverage shall only exceed 40 percent when a garage or carport is provided detached from the principal dwelling. In such circumstances, lot coverage shall not exceed 45 percent.

### **Recommended Bylaw Amendment**

1. **THAT** Section 104.3 (R4 District) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

#### *Lot Coverage:*

- (1) *Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.*
- (2) *Notwithstanding subsection (1), lot coverage shall not exceed 40 percent for lots in an R4a District.*

2. **THAT** Section 105.3 (R5 District) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

#### *Lot Coverage:*

- (1) *Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.*
- (2) *Notwithstanding subsection (1), lot coverage shall not exceed 40 percent for lots in an R5a District.*

3. **THAT** Sections 109.3 (R9 District) and 112.3 (R12 District) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

#### *Lot Coverage:*

- (1) *Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.*

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – January 2018  
 2018 January 25..... Page 9

## **2.6 *Marihuana (Cannabis) Production, Finishing, Packaging, Warehousing, and Distribution in the M Districts***

### **Issue**

The Federal Government intends to legalize *non-medical* cannabis<sup>1</sup> by 2018 July. Currently, the Zoning Bylaw only regulates the location of *medical* marihuana (cannabis) production, finishing, packaging, warehousing and distribution. To ensure there is no regulatory gap in the Zoning Bylaw in respect to these activities following the legalization of *non-medical* cannabis, there is a need to amend the Zoning Bylaw to regulate the location of these activities in relation to both *medical* and *non-medical* cannabis. Further City review of cannabis regulations, including retail sales, will be undertaken following the announcement of a complete provincial regulatory framework.

### **Discussion**

On 2017 April 13, the Federal Government introduced Bill C-45, otherwise referred to as the *Cannabis Act*. The proposed legislation aims to create a legal framework for the production, distribution, advertisement, possession, and consumption of non-medical cannabis in Canada. Under the proposed legislation, producers of non-medical cannabis (more than four plants) would require a license issued by Health Canada, similar to producers of medical cannabis. The *Cannabis Act*, as proposed, would also permit households to grow up to four cannabis plants with restrictions on size and transference of unused allotment, subject to provincial regulation. The existing medical system as regulated by the *Access to Cannabis for Medical Purposes Regulations* will remain in force after non-medical cannabis regulations are adopted.

One of the City's predominant roles with regards to non-medical cannabis legalization is to regulate, through the Zoning Bylaw, where it can be produced and distributed within the City. Currently, the City's Zoning Bylaw regulates where medical cannabis production, finishing, packaging, warehousing and distribution facilities can locate, which includes mail order distribution services. As of 2014 January 27, the production, finishing, packaging, warehousing or distribution of medical marihuana (cannabis) is permitted in the M1, M2, M3, M4, and M5 Industrial Districts subject to rezoning to the CD Comprehensive Development District. Medical cannabis production is also permitted as a farming use in the Agricultural Land Reserve (ALR) in accordance with the *Agricultural Land Commission Act*.

To ensure there is no regulatory gap in the Zoning Bylaw following the legalization of non-medical cannabis, there is a need to amend the Zoning Bylaw to also regulate the location of non-medical cannabis production, finishing, packaging, warehousing and distribution. It is recommended that the same zoning regulations that apply to medical marihuana (cannabis) production, finishing, packaging, warehousing and distribution also apply to non-medical cannabis. As such, it is recommended that Sections 401.1(23) (M1 District), 404.1(18) (M4 District), and 405.1(19) (M5 District) be amended to permit the production, finishing, packaging,

<sup>1</sup> While there is little definitional difference between the terms 'cannabis' and 'marihuana', federal legislation and most producers and dispensaries prefer the term 'cannabis'. Therefore, for the purposes of both this report and future Zoning Bylaw amendments, 'cannabis' will be the preferred term.

To: Planning and Development Committee  
 From: Director Planning and Building  
 Re: Burnaby Zoning Bylaw Text Amendments – January 2018  
 2018 January 25.....Page 10

warehousing or distribution of both medical and non-medical cannabis subject to rezoning to the CD Comprehensive Development District. This approach will ensure that the location of these activities can be reviewed by Council to ensure compatibility with surrounding land uses and limit community impacts. In support of the above recommendation, it is recommended that the definition of “Medical Marihuana” in Section 3 of the Zoning Bylaw be repealed, and a definition for “Cannabis Production Facility” be added.

Provincial legislation pertaining to the retail distribution of non-medical cannabis is anticipated in early 2018. Following the announcement of a complete provincial regulatory framework, staff will bring forward another report for Council’s consideration in respect to any further zoning amendments that are required in response to the provincial regulation.

### **Recommended Bylaw Amendment**

1. **THAT** the definition of “Medical Marihuana” in Section 3 of the Zoning Bylaw be repealed and the following definition be added:

*“CANNABIS PRODUCTION FACILITY” means a building or portion thereof providing for the production, finishing, packaging, warehousing and/or distribution of cannabis.*

2. **THAT** Sections 401.1(23) (M1 District), 404.1(18) (M4 District), and 405.1(19) (M5 District) of the Zoning Bylaw be repealed and replaced with wording the same or similar to the following:

*Cannabis production facility provided that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.*

### **3.0 CONCLUSION**

The above Zoning Bylaw text amendments are proposed in order to clarify certain aspects of the Bylaw, make amendments in support of existing practices and Council policies, and achieve other regulatory changes. It is recommended that Council approve the above proposed text amendments, as outlined in Section 2.0 of this report, for advancement to a Public Hearing at a future date.



Lou Pelletier, Director  
 PLANNING AND BUILDING

MN:eb Attachment

cc: City Manager  
 Director Corporate Services  
 Chief Licence Inspector  
 City Clerk

Director Public Safety and Community Services  
 Chief Building Inspector  
 City Solicitor



## Attachment #1



## Design Standards for Private Garages located within Structured or Underground Parking

Pending Adoption by Council

Planning and Building Department

This document has been prepared for the applicant and/or the applicant's architect to ensure that private garages located within structured or underground parking areas are safe and functional. Applicants are required to submit a letter of undertaking at the time of rezoning to confirm compliance with these guidelines. These guidelines are in addition to the 2006 January 3 *Guidelines for Surface and Underground Parking in Multiple-Family and Mixed-Use Developments*. Attached is a checklist to assist the applicant and/or the applicant's architect.

### (1) Signage

- (a) Signage with wording the same or similar to *No Storage Permitted, Except Vehicles* shall be affixed to the inside wall of all private garages. Other types of storage are not permitted due to fire safety issues. The design, wording, and location of such signage shall be included as part of the suitable plan of development presented at Public Hearing.

### (2) Access & Materials

- (a) Private garage gates shall be constructed of visually permeable metal mesh that allows for sprinkler penetration. This requirement addresses fire safety issues and allows for efficient surveillance to ensure conformance with the above stated storage requirements.
- (b) Private garage gates shall open at least the full width and height of the associated parking space(s) to allow for sufficient vehicular access.
- (c) A man door shall be provided separately from the garage gate to allow for access in and out of the garage in the event that the garage gate is not operable. Such doors shall be provided on the same side as the garage gate and shall swing into the private garage to avoid collisions with oncoming vehicles or persons.

### (3) Vision Clearance

- (a) In the area bounded by intersecting manoeuvring aisles, a private garage shall not be permitted within 6.0 m from their point of intersection. This requirement allows for sufficient sight lines at manoeuvring aisle corners based on anticipated target speeds within the parkade.

### (4) Minimum Dimensions

*All dimensions noted in the following section are minimum inside dimensions. For optimal functionality, it is recommended that applicants exceed these dimensions.*

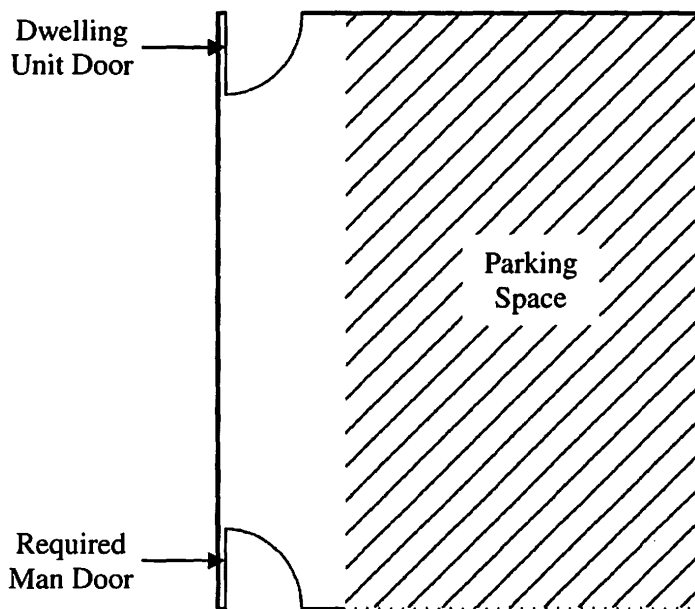
- (a) The minimum dimensions of parking spaces located within private garages are:

Length	Width	Height
5.5 m	2.6 m	2.0 m

- (b) The width of a parking space shall be increased by 0.3 m on each side where a parking space adjoins a fence, wall, column, or similar structure that either:
- exceeds 0.3 m in height and is located more than 1.4 m from either end of a parking space, or
  - exceeds 50 mm in height and is located less than 0.6 m from the maneuvering aisle.

This requirement helps to accommodate vehicle circulation and door opening.

- (c) The garage gate and its associated components shall not encroach into required maneuvering aisles, parking spaces, or pathways in order to maintain required access and clearances.
- (d) Where a private garage is provided with direct access to a dwelling unit, the required man door and dwelling unit door shall be connected by a clear pathway that complies with the minimum measurements provided in Section 4(f).



**Figure 1:** Example of private garage configuration where direct access is provided to a dwelling unit.

||| Garage Gate

- (e) Where a private garage is provided with direct access to an adaptable or accessible dwelling unit, the associated parking space and access routes shall meet applicable BC Building Code accessibility standards.

- (f) In addition to the parking space, a clear pathway aligned with the required man door should be provided measuring either:
- i. 1.2 m in width for the entire length of the garage, or
  - ii. 1.5 m in width for the entire length of the garage where an accessible parking space is provided.

The required pathway serves a number of functions including: accommodating door swing, facilitating access for emergency service personnel in the event that the garage gate is not operable, and providing direct access to an attached dwelling unit. The required pathway configuration and dimensions may be varied at the discretion of the Director of Planning and Building, in consultation with the Chief Building Inspector.

## Checklist for Private Garages located within Structured or Underground Parking

The following is a checklist prepared for applicants and/or the applicant's architect to ensure that the provision of private garages located within structured or underground parking is safe and functional.

<b>Signage</b>	
(a) <i>No Storage Permitted, Except Vehicles</i> signage is affixed to the wall within each private garage.	<input type="checkbox"/>
<b>Access and Materials</b>	
(a) Each garage gate is constructed of visually permeable metal mesh that allows for sprinkler penetration.	<input type="checkbox"/>
(b) Each garage gate opens at least the full width and height of the associated parking space(s).	<input type="checkbox"/>
(c) Each private garage has a separate man door that swings into the garage.	<input type="checkbox"/>
<b>Vision Clearance</b>	
(a) Private garages are setback at least 6.0 m from intersecting manoeuvring aisles.	<input type="checkbox"/>
<b>Minimum Dimensions</b>	
(a) Parking spaces conform to the minimum regular parking space standards.	<input type="checkbox"/>
(b) The width of each parking space is 0.3 m wider on each side where a parking space adjoins a fence, wall, column fence, or similar structure, subject to subsections 4(b)(i) and 4(b)(ii) of the attached design standards.	<input type="checkbox"/>
(c) The garage gate and its associated components do not encroach into maneuvering aisles, parking spaces, or pathways.	<input type="checkbox"/>
(d) Where a private garage is provided with direct access to a dwelling unit, the required man door and dwelling unit door is connected by a clear pathway.	<input type="checkbox"/>
(e) Where a private garage is provided with direct access to an adaptable or accessible dwelling unit, the associated parking space meets BC Building Code accessible parking space requirements.	<input type="checkbox"/>
(f) At least one of the following shall apply:	
<ul style="list-style-type: none"> <li>• where a non-accessible parking space is provided within a private garage, a 1.2 m wide pathway is provided for the entire length of the garage; and/or</li> <li>• where an accessible parking space is provided within a private garage, a 1.5 m wide pathway is provided for the entire length of the garage.</li> </ul>	<input type="checkbox"/>  <input type="checkbox"/>



Meeting 2018 February 05

COUNCIL REPORT

### **PUBLIC SAFETY COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: CITY OF BURNABY 2017 WILDFIRE SUPPORT**

### **RECOMMENDATION:**

1. THAT Council receive this report for information.

### **REPORT**

The Public Safety Committee, at its meeting held on 2018 January 23, received and adopted the *attached* report providing an summary of City of Burnaby 2017 Wildfires Emergency Deployment.

Respectfully submitted,

Councillor P. Calendino  
Chair

Councillor S. Dhaliwal  
Vice Chair

Copied to:	City Manager Director Public Safety and Community Services Director Finance Fire Chief OIC Burnaby RCMP
------------	---



Meeting 2018 Jan 23

## COMMITTEE REPORT

---

**TO:** CHAIR AND MEMBERS  
PUBLIC SAFETY COMMITTEE

**DATE:** 2017 Dec 14

**FROM:** DIRECTOR PUBLIC SAFETY AND  
COMMUNITY SERVICES

**SUBJECT:** CITY OF BURNABY 2017 WILDFIRE SUPPORT

**PURPOSE:** To provide a summary of City of Burnaby 2017 Wildfires Emergency Deployment.

---

**RECOMMENDATION**

1. **THAT** this report be received and forwarded to Council for information purposes.

**REPORT****1.0 BACKGROUND**

In early 2017, warm temperatures throughout the province combined with minimal rainfall resulted in significantly dried out vegetation and soil. In addition, pine forests containing large amounts of dead pine trees due to the mountain pine beetle, provided optimal fuel for fires. These conditions resulted in most areas of British Columbia being rated at an extreme or high risk of fire danger.

Due to these unusual conditions, the BC Wildfire Management Branch subsequently received 147 reports of fire starts from the beginning of 2017 April up to the end of 2017 June. The intensity and number of fires being reported, increased significantly with 42 fires igniting from 2017 June 26 to 2017 July 3.

On 2017 July 6, a two-hectare wildfire began west of 100 Mile House, British Columbia and on 2017 July 7, 56 new fires started throughout the province leading to the issuance of several Evacuation Alerts, Orders and the declaration of a Provincial State of Emergency by the Government of British Columbia. The wildfires quickly grew in size due to significant weather patterns including strong winds with some regions reaching wind speeds of up to 70 km/h.

Over 45,000 residents and thousands of tourists were evacuated under the numerous Evacuation Alerts (precautionary) and Evacuation Orders (issued by either the local authorities or the

To: Public Safety Committee  
 From: Director Public Safety and Community Services  
 Re: City of Burnaby Wildfire Support  
 2018 Jan 23..... Page 2

regional districts) in which the fires threatened life safety. There were also over 30,000 cattle, horses and other farm animals included in the evacuations.

### ***1.1 Provincial State of Emergency***

The Provincial State of Emergency was declared by Todd Stone, Minister of Transportation and Infrastructure, on behalf of the Government of British Columbia on 2017 July 7 and was extended four times; July 19, August 4, August 18 and September 1. The State of Emergency expired at midnight on 2017 September 15 and was the first State of Emergency for British Columbia in 14 years, the last being during the 2003 Firestorm. The 2017 Provincial State of Emergency is the longest State of Emergency in the province's history.

### ***1.2 Response Activities throughout the Province***

Over 15 Reception Centres were opened province wide by Emergency Social Services (ESS). These facilities were located in five cities; Surrey, Chilliwack, Kamloops, Prince George and Williams Lake. The Reception Centres activities included registration of evacuees, needs assessment, service referrals and group lodging facilities consisting of temporary barrack-style accommodations. The ESS facilities were managed by the local government's emergency management programs and staffed primarily with volunteers. Volunteers serving at the Chilliwack ESS facility, as an example, logged in excess of 5,000 volunteer hours.

The Red Cross supported the various Emergency Social Services Centres, and activated their family reunification Call Centre. Red Cross also distributed financial assistance to those who had been evacuated and provided Support and Resilience Centres in 8 communities, where Red Cross staff teams assisted evacuees as they returned home.

## **2.0 CITY OF BURNABY SUPPORT TO PROVINCIAL EMERGENCY**

The City of Burnaby contributed significant resources of personnel and equipment during the wildfire crisis and Provincial State of Emergency. The City's contribution was from three City programs; Burnaby Fire Department, Burnaby RCMP Detachment, and Emergency Management.

### ***2.1 Burnaby Fire Department***

On July 14 the City of Burnaby received a formal request from the Office of the Fire Commissioner (OFC) to assist with the wildfires. The City immediately responded to the call for assistance by providing Burnaby Fire Department (BFD) personnel and equipment for deployment to Williams Lake. In just over 6 hours, BFD had personnel and equipment ready for deployment. Ten BFD personnel consisting of a Deputy Chief, two Captains and seven firefighters commenced the deployment with a Command vehicle, two Fire Engines, Fire Support vehicle (a pickup truck and trailer with assorted equipment).

While enroute to Williams Lake the OFC rerouted BFD to Cache Creek to assist with the Elephant Hill fire. BFD crews arrived at an area north of Cache Creek at approximately 0100



To: Public Safety Committee  
 From: Director Public Safety and Community Services  
 Re: City of Burnaby Wildfire Support  
 2018 Jan 23..... Page 3

hours and were immediately put to work. The Deputy Chief was assigned command of night operations, which included oversight of structural fire department units from several other fire departments. BFD crews remained on night operations for not only this deployment, but also for the five subsequent deployments made during the Elephant Hill fire. Each operational period was a minimum of 12 hours and sometimes resulted in over 24 hours for BFD Command Staff. BFD was honored to work alongside the BC Wildfire forestry crews and proud to provide them with a level of life safety for which they were extremely grateful.

In addition to the forestry crews, BFD also worked in conjunction with, and was in command of many structural fire departments consisting of both career and volunteer firefighters. These departments included Vancouver, Coquitlam, Sidney, Duncan, Qualicum Beach, Clinton, Quesnel, Sooke and numerous others. From the moment BFD arrived, the BFD Deputy Fire Chiefs were quickly integrated into the Incident Management Team as the Branch Directors in charge of structural night operations. The relationships established in the field and at the command level resulted in mutual respect and extremely positive working relationships. Comments were often made verbally and in writing stating that the Burnaby crews were extremely professional, and brought a high level of comfort to all involved knowing that Burnaby was in command.

BFD firefighting crews worked on a 7 day rotation until mid-August with the locations and/or base of operations changing as the fire grew. The Operational theatres BFD worked in were; Cache Creek, Loon Lake, Clinton and 100 Mile House. Chief Officers worked out a rotation that best suited the operational needs of the deployment but more importantly maintained our responsibility to the citizens of Burnaby as a priority.

The bonds formed with the communities we became part of were also special, and the way BFD was treated by the volunteers in Cache Creek humbled BFD personnel. BFD firefighters were greeted by signs of gratitude posted by the residents of 16 Mile and Clinton which made it easier for BFD personnel to leave their own families. While BFD was protecting the Chasm Mill north of Clinton, the management team of the mill made the decision to remain on site despite the Evacuation Order. Their families visited occasionally to bring them food and it was during one these visits that plastic Burnaby Fire Department hats were given to some of the children and we experienced one of the more touching moments of our deployment (one of the pictures attached shows how appreciative the children were for us taking care of their dads).

There were a total of 6 BFD deployments consisting of 54 Firefighters and 3 Deputy Chiefs providing 5500 hours of professional firefighting service combatting the provincial Wildfires. In all the deployments, BFD proudly achieved all their assigned objectives by protecting all structures, not allowing the fire to cross the highway and not incurring any significant injuries.

To: Public Safety Committee  
From: Director Public Safety and Community Services  
Re: City of Burnaby Wildfire Support  
2018 Jan 23..... Page 4

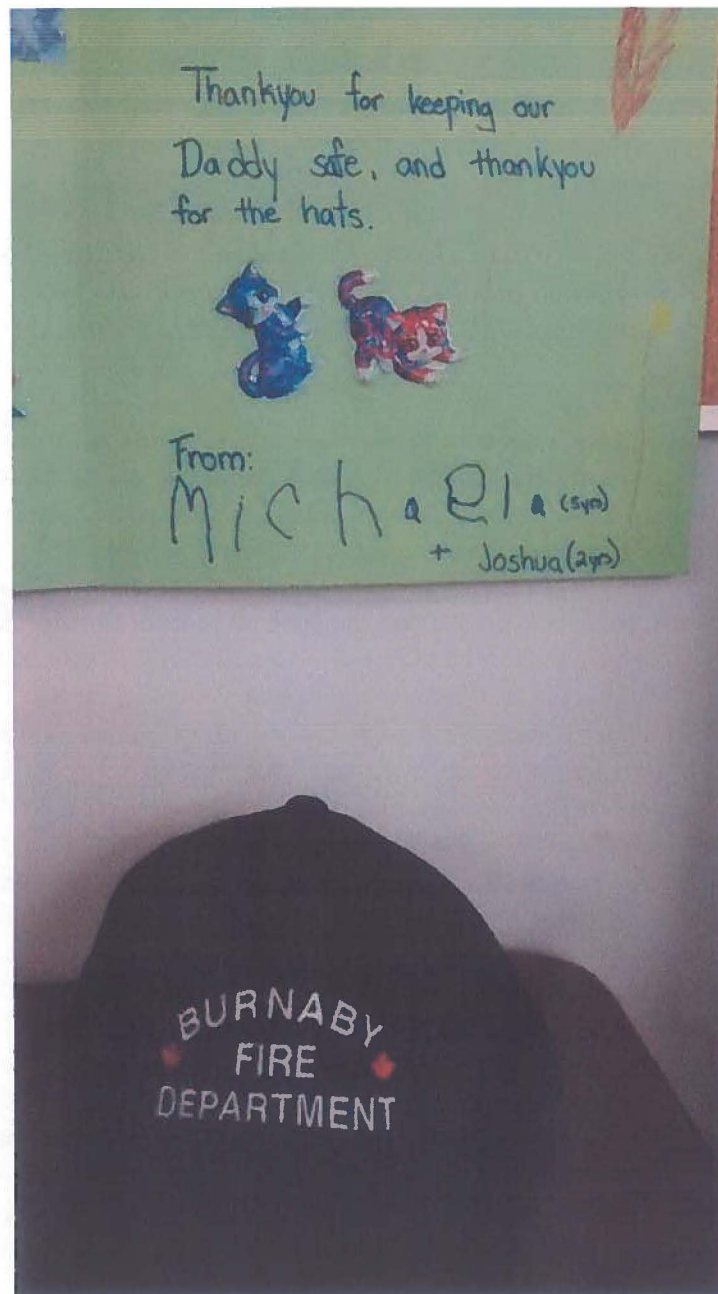


BFD on night operations on highway 97 between Cache Creek and Loon Lake Rd



BFD on night operations protecting a ranch on Loon Lake Rd

To: Public Safety Committee  
From: Director Public Safety and Community Services  
Re: City of Burnaby Wildfire Support  
2018 Jan 23..... Page 5



## 2.2 RCMP Burnaby Detachment

The City of Burnaby RCMP detachment was also tasked to respond the Provincial State of Emergency once it had been declared by Minister Stone. The Burnaby RCMP deployed police

To: Public Safety Committee  
 From: Director Public Safety and Community Services  
 Re: City of Burnaby Wildfire Support  
 2018 Jan 23..... Page 6

officers to numerous areas in the province stricken by the wildfires. The police officers were tasked with numerous responsibilities including;

- Evacuating threatened areas both pursuant to Evacuation Orders and as a tactical (emergency) evacuation in order to protect lives
- Securing the evacuated areas to protect property
- Repatriation of citizens once the Orders were lifted
- Staffing key positions in the Emergency Incident Command Structure
- Coordinating with the Province, Local Government, First Nations, Canadian Armed Forces
- Contingency Operations (criminal investigations, mental health matters, spot firefighting)

The RCMP Division Emergency Operation Centre (DEOC) was responsible for the overall RCMP deployment and Burnaby RCMP Detachment deployed police officers on a rotational basis, twice weekly for a period of two months. The Detachment focused on deploying non-General Duty members as first response in the City remained the priority.

Burnaby Detachment police officers displayed the highest level of professionalism throughout their duties to not only assist citizens in need but also to maintain the rule of law. An example of this is when Burnaby officers recovered heavy equipment valued at over 65 thousand dollars in Williams Lake. The Burnaby officers were experienced investigators and during their patrols became aware of a property thief who was working in the area. After receiving information that this individual may be committing crimes, the Burnaby officers set up surveillance on the suspect and located property where the suspect was storing stolen equipment. A search warrant was obtained and the Burnaby officers with the assistance of the Combined Forces Special Enforcement Unit (CFSEU) recovered property and gained invaluable information regarding criminal activity in the area.

The deployed Burnaby police officers at times participated in fighting the wildfires and preventing further devastation. In one situation, a Burnaby police officer observed a camper van catch on fire and begin to spread to nearby vehicles. The Burnaby officer had no radio reception and no cellular service. The Burnaby officer fought the fire and was assisted by other RCMP officers at the location. They fought the fire and managed to contain it and prevent the fire from reaching a nearby gas line until a BC Wildfire Crew happened to arrive at the scene. The BC Wildfire Crew had inadvertently made a wrong turn and luckily came across the officers fighting the fire.

A total of 109 Burnaby Detachment police officers were deployed on 153 separate deployments and contributed over 12,852 person hours. Some of the Burnaby RCMP members were placed in active leadership roles such as Site Commanders, Bronze Team Commanders and in charge of Logistics and Planning Team members in the EOC. At no time during the wildfire deployments, was public safety or the level of service provided to the citizens of Burnaby by the Burnaby RCMP detachment compromised.



To: Public Safety Committee  
From: Director Public Safety and Community Services  
Re: City of Burnaby Wildfire Support  
2018 Jan 23..... Page 7



To: Public Safety Committee  
 From: Director Public Safety and Community Services  
 Re: City of Burnaby Wildfire Support  
 2018 Jan 23..... Page 8



### **2.3 City of Burnaby Emergency Management Program**

In response to a request for assistance received by Emergency Management from the Provincial Emergency Coordination Centre, City of Burnaby Emergency Management coordinated the deployment of one (1) staff member from Records Management to the Northeast Provincial Emergency Coordination Centre (NEA PREOC) in Prince George. The deployment began on July 19 and ended on August 8. During the deployment, staff worked a total of 20 days over a 21-day period for a total of 243.41 hours worked. Burnaby staff worked in the NEA PREOC Planning Section. Reports back from the NEW PREOC Director expressed great thanks and appreciation for Burnaby staff being well trained, highly skilled and very capable during a very dynamic and ever changing emergency event.

A request for Emergency Support Services (ESS) personnel support was received from the Southwest Provincial Emergency Operations Centre (SWE PREOC) to support the Southwest Regional Emergency Support Services Reception Centre and Group Lodging Facility (SWE ESS RC/GL) established in Chilliwack and Surrey. Emergency Management identified available Burnaby Emergency Volunteers trained in ESS, and deployed two volunteers to the Chilliwack Regional ESS facility. Deployment was for a 7 day period which began Wednesday, July 19. These generous and dedicated volunteers gave 48.75 hours of their personal time to assist in



To: Public Safety Committee  
 From: Director Public Safety and Community Services  
 Re: City of Burnaby Wildfire Support  
 2018 Jan 23..... Page 9

greeting, registering, feeding, referring to services, and most importantly listening to the wildfire evacuees that came into the ESS facility. Estimated cost of their in-kind contribution: \$1,218.75.

A separate request for ESS personnel support was received from the Provincial Emergency Coordination Centre (PECC) to support the Central Regional Emergency Support Services Reception Centre and Group Lodging Facility (CTL ESS RC/GL) established in Kamloops. Emergency Management identified available Burnaby Emergency Volunteers trained in ESS, and deployed one volunteer to the Kamloops Regional ESS facility. Deployment was for a 7 day period which began Sunday, July 30. This generous and dedicated volunteer gave 70 hours of personal time to assist the wildfire evacuees that came into the ESS facility. Estimated cost of their in-kind contribution: \$1,750.00.

### 3.0 SUMMARY

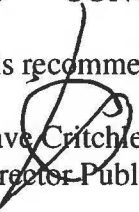
The 2017 fire season is notable for three reasons; first, for the largest total area burnt in a fire season in recorded history; secondly for the largest number of total evacuees in a fire season; and thirdly for the largest single fire ever in British Columbia – the Elephant Hill fire. Close to 4,000 firefighters were deployed to fight the wildfires including 647 out of province personnel and 1,606 contractors fighting the fires with assistance of 233 helicopters and airplanes.

The wildfires destroyed over 300 buildings ranging from homes and barns to commercial structures and resulted in the destruction of the habitats of many thousands of wildlife. According to BC Wildfire Service statistics, 1,282 fires burned 1,212,351 hectares (or 12,123.51 square kilometers). For context, Central Park is 90 hectares (or 0.9 of a square kilometer).

It is critical to note that all costs associated to the contributions by the City of personnel and equipment towards the Provincial State of Emergency and the wildfire effort, are recoverable from the Province. Of additional note, at no time during the wildfire deployments, was the delivery of services to the citizens of Burnaby by the Fire Department, Police Services or Emergency Management compromised or hampered in any way. This was due to comprehensive and detailed planning, dedicated staff and City capacity to respond to emergencies when required. The Departments also appreciate the support of Mayor and Council to contribute significant resources during the 2017 Wildfire crisis.

### 4.0 CONCLUSION

It is recommended this report be received and forwarded to Council for information purposes.

 Dave Critchley  
 Director Public Safety and Community Services

DC:cp  
 Copied to: City Manager  
 Director Finance  
 Fire Chief  
 OIC Burnaby RCMP



## **PUBLIC SAFETY COMMITTEE**

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**SUBJECT: PROPOSED EMERGENCY RADIO AMPLIFICATION BYLAW**

### **RECOMMENDATIONS:**

1. THAT Council authorize staff to prepare a bylaw on emergency radio amplification, as outlined in this report.
2. THAT a copy of this report be sent to the BC Minister of Municipal Affairs and Housing, the BC Construction Association, the Vancouver Regional Construction Association, the Urban Development Institute of BC, and the BC Broadband Association for information.

### **REPORT**

The Public Safety Committee, at its meeting held on 2018 January 23, received and adopted the attached report outlining terms for a new bylaw for the installation of radio amplification systems in new or renovated buildings to enhance public safety and emergency response.

Arising from discussion, the Committee **AMENDED** the recommendations to send a copy of the report to the BC Minister of Municipal Affairs and Housing.

Respectfully submitted,

Councillor P. Calendino  
Chair

Councillor S. Dhaliwal  
Vice Chair

<p>Copied to: City Manager Director Public Safety and Community Services Fire Chief OIC, Burnaby RCMP Director Planning and Building City Solicitor Emergency Management Program Coordinator</p>
--



Meeting 2018 Jan 23

## COMMITTEE REPORT

**TO:** CHAIR AND MEMBERS  
PUBLIC SAFETY COMMITTEE

**DATE:** 2018 Jan 17

**FROM:** DIRECTOR PUBLIC SAFETY &  
COMMUNITY SERVICES  
FIRE CHIEF  
RCMP OIC

**SUBJECT:** PROPOSED EMERGENCY RADIO AMPLIFICATION BYLAW

**PURPOSE:** To outline terms for a new bylaw to enhance public safety and emergency response.

---

**RECOMMENDATIONS:**

1. **THAT** Committee recommend to Council that staff be authorized to prepare a bylaw on emergency radio amplification as outlined in this report.
2. **THAT** a copy of this report be sent to the BC Construction Association, the Vancouver Regional Construction Association, the Urban Development Institute of BC, and the BC Broadband Association for information.

**REPORT**

**1.0 INTRODUCTION**

Uninterrupted radio communications are vital in the delivery of the emergency services provided by police, fire and ambulance. Burnaby has grown from a suburb of single family homes into a modern, vibrant, diverse community with a well-balanced mix of residential, industrial and commercial buildings. This new development serves to meet Burnaby's commitment to a growing region and to fulfill community needs. New buildings are designed to meet these needs and conform to the BC Building Code, but an unintended consequence of the design and materials used in newly constructed buildings is that they may impede or block radio signals, which can negatively impact the safety of the public and emergency response personnel.

This report details the rationale for, and considers the implications of, a bylaw which requires certain types of new or renovated buildings to have radio amplification systems installed.

To: Public Safety Committee  
 From: Director Public Safety and Community Services  
 Re: Emergency Radio Amplification  
 2018 Jan 23..... Page 2

## **2.0 BACKGROUND**

### **2.1 Radio Communications in Burnaby**

The dispatch service for the City's RCMP detachment and for the BC Ambulance Service is provided by E-Comm, whose radio communications network supports digital radios in the 700 and 800 MHz radio frequency range. The City's Fire Department also uses digital technology in the same frequency range.

The radio waves used by the various devices in these systems have difficulty penetrating new or renovated buildings, which are constructed with rebar, metal studs, metal-coated insulation and low emissivity (low-E) glass. The impact of these materials on digital radio signals results in a weaker radio signal within the interior and underground areas of these buildings, otherwise known as signal attenuation. The digital frequency works well until attenuation occurs, but when the signal strength decreases to a certain point it reaches what is known as the "digital cliff" and the radio signal is lost.

In addition, buildings in the line of sight between a mobile/portable radio and the base radio site can create an impenetrable barrier for radio signals. This effect is known as a building shadow, and it typically prevents any communication in these shadowed areas. Digital radios were not being used by emergency responders when the current stock of buildings were being designed and constructed, so these challenges were not known or widely anticipated at the time.

Signal attenuation and shadowing present a risk for all emergency responders, but especially for police and fire personnel who rely on their portable radios as a lifeline in dangerous situations. An impact on service delivery related to this inability to communicate can also negatively impact public safety in emergency situations.

In order to obtain an accurate assessment of the signal attenuation issues, a private company was used to test signal strength at a larger footprint highrise building under construction. The test confirmed the experience of field personnel, in that there was insufficient digital signal strength to support the use of portable radios underground in the P2 level of the parking garage and in the interior of floor 2 and a weak signal received on floor 12.

### **2.2 Current Opportunities**

The City's Official Community Plan and related Town Centre and Urban Village plans set direction for future growth that will continue to provide for new urban development in designated areas. This urban development pattern, together with digital radio technology, will increasingly require use of radio and repeater systems in buildings to support robust communication infrastructure for police, fire and ambulance services.

To: *Public Safety Committee*  
From: *Director Public Safety and Community Services*  
Re: *Emergency Radio Amplification*  
2018 Jan 23..... Page 3

## **2.3 Legal Authority**

Under section 2 of the Building Act General Regulation, local governments are permitted to regulate in respect to “radio repeater systems for emergency communications” without any restriction by the Province. This provision gives Council the authority to enact the bylaw proposed in this report.

## **3.0 DISCUSSION**

Communication is vital for emergency services personnel. It allows the transmission or receipt of important information which can impact the safety of police, fire or ambulance personnel, as well as enhance service delivery to, and safety of, the public. In-building radio amplification systems for certain buildings provide a solid foundation for safe and effective radio communications.

It is most cost effective to install in-building radio amplification systems during the construction phase when all other building wiring systems are being installed. The application of bylaw requirements at the building phase for new construction will create the least financial impact for development while ensuring adequate communications for first responders in the future. A cost estimate was received from a company which does these installations, and the cost for a 30+ storey highrise with 4-5 underground floors is estimated to be \$70,000 to \$100,000.

Amplifiers, antennae and other equipment are compact and can easily be mounted in normal electrical or communications vaults, and annual maintenance would involve battery replacement and possibly minor amplification adjustments by a communications technician or electrician. Due to cost implications and complications associated with retrofits, the proposed bylaw would not propose to require existing buildings to be retrofitted unless they are undergoing a major renovation program.

Currently there are four local governments with such a bylaw including the cities of Surrey, Port Coquitlam, Port Moody and the Township of Langley. The City of Vancouver is in the process of creating a bylaw while White Rock and the City of North Vancouver include radio amplification in their development process but do not have bylaws in this regard.

Both E-Comm and the Canadian Association of Chiefs of Police (of which the RCMP is a member) support radio amplification bylaws for individual cities.

To: Public Safety Committee  
From: Director Public Safety and Community Services  
Re: Emergency Radio Amplification  
2018 Jan 23..... Page 4

### **3.1 REQUIREMENTS, PROHIBITIONS AND EXEMPTIONS**

#### **Requirements**

The Bylaw is proposed to apply to new buildings and structures, or alterations, reconstruction or renovations to existing buildings which add more than 20% gross floor area to any existing buildings and structures or have an interior building construction value in excess of \$1,000,000 and are constructed using:

- (a) reinforced concrete or structural steel or
- (b) using metal cladding, studs and/or flooring or
- (c) reflective or low-emissivity glass or
- (d) other attenuating materials,

and have

- (e) greater than 5,000 square metres of gross floor area or
- (f) over 12 metres in height measured between grade and the floor level of the top storey or
- (g) greater than 1,000 square metres gross floor area below grade or
- (h) floor level more than 10 metres below grade.

The proposed Bylaw would apply to the design, construction and occupancy of new buildings and structures, and the alteration, reconstruction or renovation of existing buildings and structures which meet the criteria above, and requires the installation and maintenance of radio amplification systems which will function with both the E-Comm and City of Burnaby radio communication systems to support uninterrupted radio network communications for public safety and emergency responders.

#### **Prohibitions**

The proposed Bylaw would require a building which meets the criteria to provide adequate radio coverage for E-Comm or the City of Burnaby radio communications network, where adequate radio coverage includes such items as audio quality, coverage areas, radio frequency to be supported, types of amplification systems allowed and back up battery systems or generators.

#### **Exemptions**

This proposed Bylaw includes exemptions for:

- (a) any single-family detached or semi-detached residence;
- (b) any building or structure constructed of wood frame and not metal-clad;
- (c) any building or structure less than 5,000 square metres;
- (d) any building or structure less than 12 metres in height.

To: Public Safety Committee  
From: Director Public Safety and Community Services  
Re: Emergency Radio Amplification  
2018 Jan 23..... Page 5

#### **4.0 POLICY SECTION**

The proposed bylaw amendments identified in this report contribute to the Corporate Strategic Plan by providing a Safe Community through:

- enhanced procedures in emergency preparedness
- providing responsive emergency services

#### **5.0 CONCLUSION AND RECOMMENDATIONS**

The Fire Chief and the OIC Burnaby RCMP detachment jointly support the development of the proposed bylaw regarding the installation of in-building radio amplification systems.

It is recommended that Committee receive this report and forward to Council seeking authorization for staff to proceed with preparing bylaw provisions as outlined in this report,

  
Dave Critchley  
DIRECTOR PUBLIC SAFETY AND COMMUNITY SERVICES

  
Joe Robertson  
FIRE CHIEF

  
Deanne Burleigh, Chief Superintendent  
OFFICER IN CHARGE, Burnaby RCMP

SC:jr

cc: City Manager  
Director Planning and Building  
City Solicitor





## MANAGER'S REPORT February 05, 2018

*Unless otherwise noted, the departmental recommendations contained in this Manager's Report are approved and recommended by the City Manager to the Mayor and Council*

### HIS WORSHIP THE MAYOR AND MEMBERS OF COUNCIL;

The following report is submitted for your consideration:

#### Item

**01      2018 JANUARY – PARKS, RECREATION AND CULTURAL SERVICES  
CAPITAL FUNDING BYLAW**

**PURPOSE:** To request a Capital Reserve Fund Bylaw reflecting the corrected amount of \$3,584,000 to finance Park's capital projects.

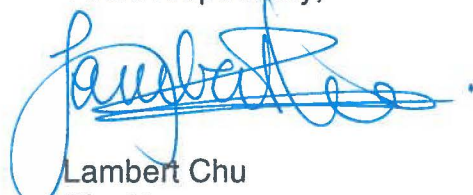
**02      CONTRACT AWARD  
DESIGN, SUPPLY AND INSTALL OF WORKS YARD PORTABLE  
OFFICE BUILDINGS**

**PURPOSE:** To obtain Council approval to award a contract for the design, supply and install of Works Yard portable office buildings.

**03      STRATA TITLE APPLICATION #17-01  
6212 AND 6214 NEVILLE STREET**

**PURPOSE:** To obtain Council authority to strata title an existing occupied two-family dwelling.

Yours respectfully,



Lambert Chu  
City Manager





Item.....
Meeting ..... 2018 Feb 5

## COUNCIL REPORT

**TO:** CITY MANAGER **DATE:** 2018 January 26

**FROM:** DIRECTOR PARKS, RECREATION & CULTURAL SERVICES **FILE:** 62500-01

**SUBJECT:** 2018 JANUARY - PARKS, RECREATION AND CULTURAL SERVICES CAPITAL FUNDING BYLAW

**PURPOSE:** To request a Capital Reserve Fund Bylaw reflecting the corrected amount of \$3,584,000 to finance Park's capital projects.

**RECOMMENDATION:**

1. **THAT** Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw reflecting the corrected amount of \$3,584,000 to finance the projects included in the Capital Plan, as outlined in the 2018 January 22 Parks, Recreation and Cultural Services Capital Funding Bylaw report.

**REPORT**

At the 2018 January 22 Open Council meeting, Council approved \$3,846,000 to finance various Park's capital projects. It has come to the attention of staff that the amount identified in the recommendation was incorrect due to a typographical error. The correct amount, \$3,584,000, was identified in the body of the report.

It is requested that Council authorize the City Solicitor to bring forward a Capital Reserve Fund Bylaw in the amount of \$3,584,000 to finance the twenty-three projects included in the Capital Plan and as outlined in 2018 January 22 report.

Dave Ellenwood  
DIRECTOR PARKS, RECREATION & CULTURAL SERVICES

DE:tc

2018 January – Parks, Recreation & Cultural Services Capital Funding Bylaw (2018.02.05)(Revised)

Copied to: Director Finance  
City Solicitor



Item .....
Meeting .....2018 Feb 05

## COUNCIL REPORT

---

**TO:** CITY MANAGER **DATE:** 2018 January 31

**FROM:** DIRECTOR FINANCE **FILE:** 5820-20  
Reference: RFP #161-09/17

**SUBJECT: CONTRACT AWARD  
DESIGN, SUPPLY AND INSTALL OF WORKS YARD PORTABLE  
OFFICE BUILDINGS**

**PURPOSE:** To obtain Council approval to award a contract for the design, supply and install of Works Yard portable office buildings.

---

**RECOMMENDATION:**

1. **THAT** Council approve a contract award to Britco Boxx Limited Partnership, for an estimated total cost of \$780,836 including taxes in the amount of \$83,661 as outlined in this report. Final payment will be based on the actual quantity of goods and services delivered and unit prices as submitted.

**REPORT**

Two submissions responding to a Request for Proposal (RFP) were received by the closing time on 2017 September 28. The scope of this project includes the design, supply and install of portable office buildings for the Works Yard. Based on the RFP's evaluation criteria, Britco Boxx Limited Partnership received the highest overall scoring. The work of this contract includes the design, supply and install of the Works Yard portable buildings at 4220 Norland Avenue.

The recommended company, Britco Boxx Limited Partnership, has not previously undertaken a contract with the City; however, reference checks and interviews by City staff with the contractor indicate that Britco Boxx Limited Partnership has the equipment and personnel capability to successfully complete the work required under this contract. The Director Engineering concurs with the above recommendation.

This capital work will be included in the 2018 – 2022 Financial Plan under the following WBS element: BAX.3090 (\$697,200).

Noreen Kassam, CPA, CGA  
DIRECTOR FINANCE

NK:GC:SC /mlm

Copied to: Director Engineering



Item .....
Meeting ..... 2018 February 05

## COUNCIL REPORT

---

**TO:** CITY MANAGER **DATE:** 2018 January 31

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 86000 20  
*Reference:* STR #17-01

**SUBJECT:** STRATA TITLE APPLICATION #17-01  
 6212 and 6214 Neville Street

**PURPOSE:** To obtain Council authority to strata title an existing occupied two-family dwelling.

---

**RECOMMENDATION:**

1. **THAT** Strata Titling of 6212 and 6214 Neville Street be approved subject to complete satisfaction of the Guidelines for Conversion of Existing and Occupied Two-Family Dwellings into Strata Title Units.

**REPORT**

The Planning and Building Department is in receipt of an application for strata title approval of the existing two-family dwelling located on the subject property, which was constructed in 2013. Currently the owners live in the unit addressed 6214 Neville Street, and the unit addressed 6212 Neville Street is being rented. The owners have confirmed that occupancy will remain the same. Council approval is required when strata titling of an existing occupied two-family dwellings is requested. The conversion is being pursued in accordance with Section 242 of the Strata Property Act.

The subject property is zoned R5 Residential District, which permits single and/or two-family dwellings, and is not proposed for alternative use (see *attached* sketch).

This application has been circulated to the Engineering, and Planning and Building Departments to ensure all Zoning Bylaw and Building Code issues have been addressed. All departmental approvals have been substantially met and an independent health consultant's certificate guaranteeing that the property is free of any infestation has been submitted.

With Council approval for the strata titling of the subject property, the owners would be requested to submit the required strata plans and legal fees. Once received, the necessary covenant will be prepared by the City Solicitor, to ensure that each unit is used as a single-family

To: City Manager  
From: Director Planning and Building  
Re: STR #17-01; 6212 and 6214 Neville Street  
2018 January 31 ..... Page 2

dwelling only and, after the requisite signatures are obtained, the documents and plans will be deposited in the Land Title Office.



Lou Pelletier, Director  
PLANNING AND BUILDING

LM/tn  
**Attachment**

cc: Director Engineering  
Chief Building Inspector  
City Solicitor

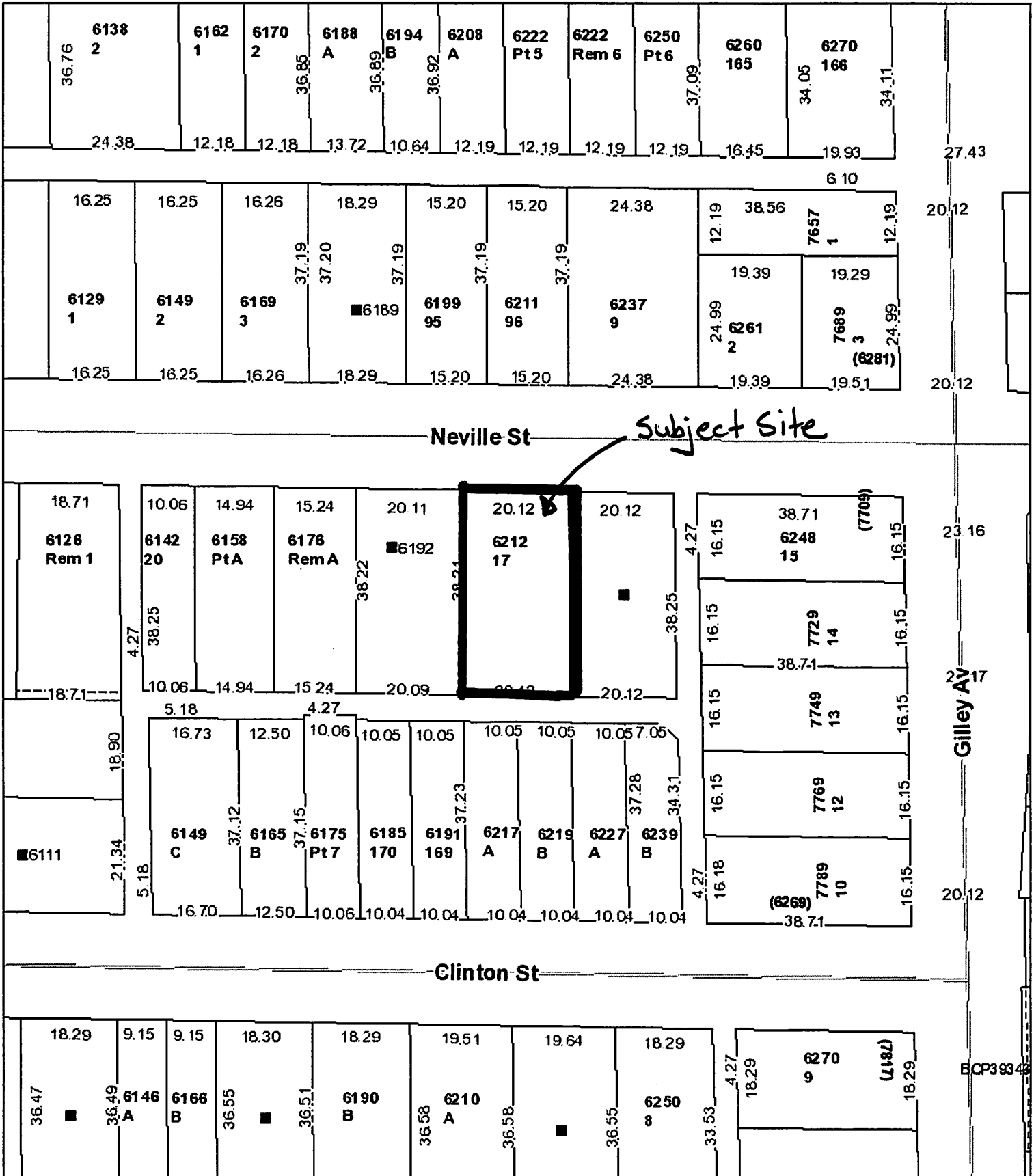
P:\86000 Strata\20 Applications\2017\STR17-00001 6212 . 6214 Neville Street\STR 17-1 6212 6214 Neville Street 2018.02.05.docx



# Strata Title #17-01

January 31, 2018

1:967



The information has been gathered and assembled on the City of Burnaby's computer systems. Data provided herein is derived from a number of sources with varying levels of accuracy. The City of Burnaby disclaims all responsibility for the accuracy or completeness of information contained herein.

6212 and 6214 Neville Street - R5 Residential District



**TABLED MATTER  
2018 FEBRUARY 05**

*Item 6(B), Bylaws, First, Second and Third Reading  
Open Council Meeting 2018 January 29*

**First, Second and Third Reading**

- |    |  |        |
|----|--|--------|
| A) | Burnaby Capital Works, Machinery and Equipment<br>Reserve Fund Expenditure Bylaw No. 1, 2018 | #13834 |
| B) | Burnaby Capital Works, Machinery and Equipment<br>Reserve Fund Expenditure Bylaw No. 2, 2018 | #13835 |

**MOVED BY COUNCILLOR JORDAN**  
**SECONDED BY COUNCILLOR CALENDINO**

THAT Bylaw No. 13834 be now introduced and read three times.

**CARRIED UNANIMOUSLY**

**MOVED BY COUNCILLOR JORDAN**  
**SECONDED BY COUNCILLOR JOHNSTON**

THAT Bylaw No. 13835 be TABLED.

**CARRIED UNANIMOUSLY**

Copy: City Manager Director Parks, Rec. & Cult. Services
---

**CITY OF BURNABY****BYLAW NO. 13835**

A BYLAW authorizing the expenditure of monies in the  
Capital Works, Machinery and Equipment  
Reserve Fund

WHEREAS there is an unappropriated balance in the Capital Works Financing Fund of Capital Works, Machinery and Equipment Reserve Fund (hereinafter called "the said Reserve Fund") established pursuant to Bylaw No. 7256 of \$59,979,554.20 as at the 31st day of December 2017, calculated as follows:

Balance in Fund at January 1, 2017		\$79,732,451.98
Add: Additions to the fund including interest earned to date		<u>\$76,234,351.36</u>
		\$155,966,803.34
Less: Appropriated by expenditure bylaws for 2017 (Nos 1-39), less GST	\$94,182,961.00	
Appropriations for 2017 Other Projects less GST	\$1,649,900.00	
Transfer of Prior Year Bylaw Projects less GST	\$35,000.00	
Appropriations in previous years booked in current year	\$119,388.14	
		<u>\$ (95,987,249.14)</u>
Uncommitted balance		<u><u>\$ 59,979,554.20</u></u>

AND WHEREAS it is deemed desirable to expend \$3,584,000 to finance the 2018 January – Parks, Recreation & Cultural Services Capital Funding Bylaw Projects (hereinafter called the "said works");



NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY CAPITAL WORKS, MACHINERY AND EQUIPMENT RESERVE FUND EXPENDITURE BYLAW NO.2, 2018.**
2. The sum of \$3,854,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$3,584,000 remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the said Reserve Fund.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted by Council this	day of	2018

MAYOR

CLERK

**CITY OF BURNABY**

**BYLAW NO. 13837**

A BYLAW to amend Bylaw No. 4742, being  
Burnaby Zoning Bylaw 1965

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 2015;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 1, 2018.**

2. The Map (hereinafter called “Map ‘A’”), attached to and forming an integral part of Bylaw No. 4742, being “Burnaby Zoning Bylaw 1965”, and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called “Map ‘B’”), marginally numbered REZ. 4120 annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map ‘B’; and the various boundaries and districts shown upon said Map ‘B’ respectively are an amendment of and in substitution for the respective districts, designated and marked on said Map ‘A’ insofar as the same are changed, modified or varied thereby, and the said Map ‘A’ shall be deemed to be and is hereby declared to be amended accordingly and the said Map ‘B’ is hereby declared to be and shall form an integral part of said Map ‘A’, as if originally incorporated therein and shall be interpreted accordingly.

3. The Comprehensive Development Plan entitled “MAYWOOD PARK MULTI-RESIDENTIAL DEVELOPMENT”, prepared by NSDA Architects and Connect Landscape Architecture and on file in the office of the Director Planning and Building, is deemed to be attached to and form part of this Bylaw and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK

BYLAW NUMBER 13837 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965

REZ.17-25


LEGAL: See *attached* Schedule A



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

FROM: R5 Residential District and RM3 Multiple Family Residential District

TO: P3 Park and Public Use District and CD Comprehensive Development District (based on the RM4s Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Maywood Park Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture)

	PLANNING AND BUILDING DEPARTMENT	
Date: JAN 30 2018	<b>OFFICIAL ZONING MAP</b>	
scale: 1:2,500		
Drawn By: AY		
	Map "B" No. REZ. 4120	

**SCHEDULE A**  
**REZONING 17-25**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
6438 McKay Ave.	Parcel "E" (H94881E) Lot 14 DL 151 and 153 Group 1 NWD Plan 2884	002-976-641
6456 McKay Ave	Westerly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on McKay Avenue by a uniform depth of 104 feet	010-745-190
6468 McKay Ave.	Lot 12 Except Parcel "A" DL 153 Group 1 NWD Plan 2884	002-797-976
6443 Silver Ave	Easterly half Lot 14 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on Silver Avenue by a uniform depth of 104 feet	010-745-254
6455 Silver Ave	Easterly half Lot 13 DL 153 Group 1 NWD Plan 2884 Having a frontage of 52 feet on Silver Avenue by a uniform depth of 104 feet	010-745-246
6467 Silver Ave	Parcel A (Explanatory Plan 13719) of Lot 12 DL 151 and 153 Group 1 NWD Plan 2884	002-594-382
4305 Maywood St	Lot "D" DL 153 Group 1 NWD Plan 23107	002-849-640
4325 Maywood St	Lot 3 DL 153 Group 1 NWD Plan 2884	003-089-215
4325 Maywood St	Lot 4 DL 153 Group 1 NWD Plan 2884	003-089-258

P:\REZONING\20 Applications\2017\17-25 6438-6468 McKay Ave, 6443-6467 Silver Ave and 4305-4325 Maywood St\Schedule A 17-25.docx

**CITY OF BURNABY****BYLAW NO. 13838**

A BYLAW to amend the Zoning Bylaw provisions  
to various sections

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 1, 2018.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:

- (a) at Section 3, Definitions by deleting the definitions of “Garage, Private” and “Lot Area” and substituting the following, in alphabetical order:

“**GARAGE, PRIVATE**” means a detached accessory building or a portion of a principal or accessory building used solely for the parking or temporary storage of private motor vehicles and in which there are no facilities for repairing or servicing such vehicles. Private garages located within structured parking or underground parking shall only be permitted on lots that are subject to rezoning to the CD (Comprehensive Development) District.”

“**LOT AREA**” means the total horizontal area within the lot lines of a lot, except for lots that are rezoned on or after 2018 April 01 to the CD (Comprehensive Development) District based in whole or in part on the RM, C, M, B and P Districts, lot area shall be inclusive of the area of street and lane dedication immediately adjacent to the lot, as shown on the subdivision plan pertaining to the lot, approved as a prerequisite to the CD zoning of the site.”

- (b) at Section 3, Definitions by adding the following in alphabetical order:

“**CANNABIS PRODUCTION FACILITY**” means a building or portion thereof providing for the production, finishing, packaging, warehousing and/or distribution of cannabis.

“**PARKING, STRUCTURED**” means an area that

- a) contains parking spaces and associated driveways and maneuvering aisles,
- b) is located within a building, and
- c) has its roof or the finished floor next above it more than 800 mm (2.62 ft.) above the adjacent finished grade.”

(c) at Section 3, Definitions by deleting the definition of “Medical Marihuana” in its entirety;

(d) by deleting subsection 6.4(2) and substituting the following:

“(2) Except in the C2, R1, R2, R3, R4, R5, R9, R10, R11, R12, RM6 and P11 Districts, the height of a principal building shall be measured from the front average elevation to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4); and where no front yard setback is required the height shall be measured from the curb.”;

(e) by adding the following after subsection 6.4(5)

“(6) The height of a detached accessory building shall be measured from the calculated average natural grade of all sides of the building to the highest point of the structure, subject to the applicable exceptions in subsections (3) and (4), except that the height of a detached garage or carport may be measured from the finished grade at the point used for vehicular access.”;

- (f) by repealing Section 6.6(1)(a.1) in its entirety and marking it “Repealed”;
- (g) by deleting subsections 104.3(1), (2), and (3) and substituting the following:
  - “(1) Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.
  - (2) Notwithstanding subsection (1), lot coverage shall not exceed 40 percent for lots in an R4a District.”;
- (h) by deleting subsections 105.3(1), (2) and (3) and substituting the following:
  - “(1) Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.
  - (2) Notwithstanding subsection (1), lot coverage shall not exceed 40 percent for lots in an R5a District.”;
- (i) by deleting subsections 109.3(1) and (2) and substituting the following:
  - “Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.”;
- (j) by deleting subsections 112.3(1) and (2) and substituting the following:
  - “Lot coverage shall not exceed 40 percent, except that lots having a garage or carport detached from the principal building shall have a maximum lot coverage of 45 percent.”;



(k) by deleting subsection 401.1(23) and substituting the following:

“(23) Cannabis production facility provided that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.”;

(l) by deleting subsection 404.1(18) and substituting the following:

“(18) Cannabis production facility provided that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.”; and

(m) by deleting subsection 405.1(19) and substituting the following:

“(19) Cannabis production facility provided that the use is included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.”.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 13836**

A BYLAW to close and remove the dedication of  
a certain portion of highway

WHEREAS pursuant to section 40 of the *Community Charter* and section 120 of the *Land Title Act* the Council may by bylaw close part of a highway to traffic and remove the dedication of that part of the highway;

AND WHEREAS the Council, before adopting this Bylaw, has caused the required statutory public notice of its intention to be given by advertisement;

AND WHEREAS the Council deems it expedient and in the public interest to stop up and close to traffic and remove the dedication of that portion of highway more particularly hereinafter described;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

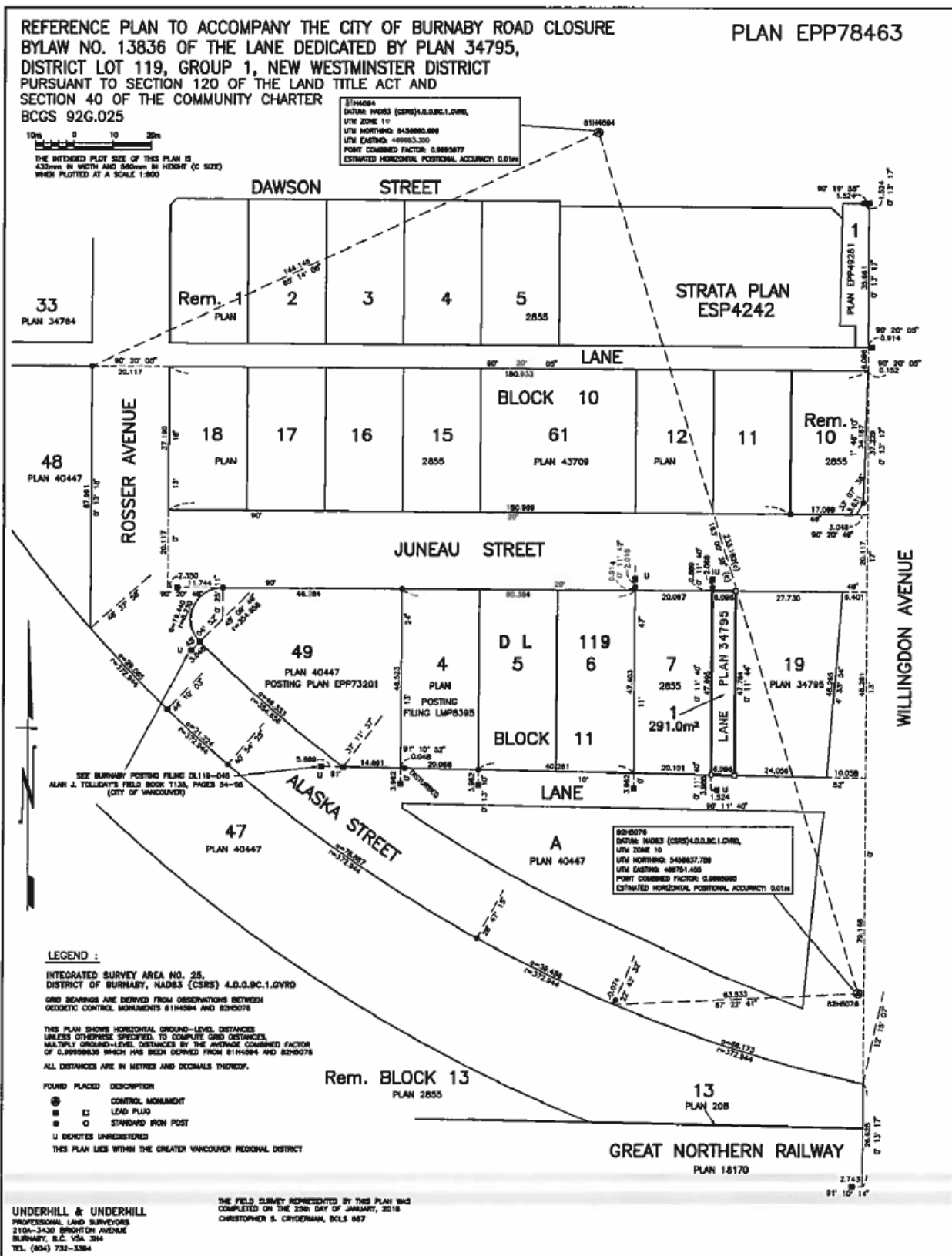
1. This Bylaw may be cited as **BURNABY HIGHWAY CLOSURE BYLAW NO. 2, 2018.**
2. ALL AND SINGULAR that certain parcel or tract of land, situate, lying and being in the City of Burnaby, in the Province of British Columbia, more particularly known and described as all that portion of lane in District Lot 119, Group 1, New Westminster District, dedicated by Plan 34795, containing 291.0m<sup>2</sup> (hereinafter called "the closed portion of lane") shown outlined on Reference Plan prepared by Christopher S. Cryderman, B.C.L.S., and certified in the Land Title Office under Number EPP78463, a copy of which is hereunto annexed is hereby closed to all types of traffic.

3. The dedication of the closed portion of lane as highway is removed.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK



**CITY OF BURNABY****BYLAW NO. 13839**

A BYLAW authorizing the expenditure of monies in the  
Capital Works, Machinery and Equipment  
Reserve Fund

WHEREAS there is an unappropriated balance in the Capital Works Financing Fund of Capital Works, Machinery and Equipment Reserve Fund (hereinafter called "the said Reserve Fund") established pursuant to Bylaw No. 7256 of \$56,313,554.20 as at the 31st day of December 2017, calculated as follows:

Balance in Fund at January 1, 2017	\$79,732,451.98
Add: Additions to the fund including interest earned to date	<u>\$76,234,351.36</u>
	\$155,966,803.34
Less: Appropriated by expenditure bylaws for 2017 (Nos 1-39), less GST	\$94,182,961.00
Appropriated by expenditure bylaws for 2018 (No. 1-2), less GST	\$3,666,000.00
Appropriations for 2017 Other Projects less GST	\$1,649,900.00
Transfer of Prior Year Bylaw Projects less GST	\$35,000.00
Appropriations in previous years booked in current year	\$119,388.14
	<u>\$ (99,653,249.14)</u>
Uncommitted balance	<u>\$ 56,313,554.20</u>

AND WHEREAS it is deemed desirable to expend \$450,000 to finance the Crosswalk at 7200 Cariboo Road Project (hereinafter called the "said works");

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY CAPITAL WORKS, MACHINERY AND EQUIPMENT RESERVE FUND EXPENDITURE BYLAW NO.3, 2018.**
2. The sum of \$450,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$450,000 remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the said Reserve Fund.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted by Council this	day of	2018

MAYOR

CLERK

**CITY OF BURNABY**

**BYLAW NO. 13840**

**A BYLAW** authorizing the expenditure of monies  
in the Local Improvement Fund

**WHEREAS** there is an uncommitted balance in the Local Improvement Fund established pursuant to Bylaw No. 4084 of \$11,953,631.72 as at the 31st day of December 2017;

**AND WHEREAS** Council has adopted a program for the construction of street upgrade including road paving, curb and gutter, sidewalks, boulevard and street trees on MacPherson Avenue from Rumble Street to Neville Street and has enacted the following Construction Bylaw for the undertaking of works at the costs set out:

<u><b>Bylaw No.</b></u>	<u><b>Amount</b></u>
13832	\$ 213,000

**AND WHEREAS** it is deemed desirable to expend \$213,000 of the said balance for the Roadworks program (hereinafter called "the said works") and to repay to the said Local Improvement Fund from current revenues over a fifteen year period that amount together with interest at the annual interest rate applicable to internal borrowing;

**NOW THEREFORE** the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY LOCAL IMPROVEMENT FUND EXPENDITURE BYLAW NO. 2, 2018.**
2. The sum of \$213,000 is hereby appropriated from the Local Improvement Fund to

be expended on the said works; and such sum, together with interest at the annual rate applicable to internal borrowing, shall be repaid to the Local Improvement Fund over a fifteen year period.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted by Council this	day of	2018

MAYOR

CLERK

P:\42000 Bylaws\42000-20 Bylaws\Local Improvement Fund Expenditure Bylaw\13840. No. 2, 2018 - LASP Expenditure-2018 Roadworks project 18-005 resident initiated.docx



**CITY OF BURNABY**

**BYLAW NO. 13827**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning

Bylaw 1965, as amended by Bylaw No. 13156, being Burnaby  
Zoning Bylaw 1965, Amendment Bylaw No. 49, 2012

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 2015;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 42, 2017.**

2. Bylaw No. 4742, as amended by Bylaw No. 13156, is further amended as follows:

(a) The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered R.Z. 4118, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said

Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

(b) The Comprehensive Development Plan more particularly described in Bylaw No. 13156 is amended in accordance with the adopted Development Plan entitled “EASTLAKE CAMPUS”, prepared by CHIP BARRETT ARCHITECT and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plan as amended.

Read a first time this	day of	2017
Read a second time this	day of	2018
Read a third time	day of	2018
Reconsidered and adopted this	day of	2018

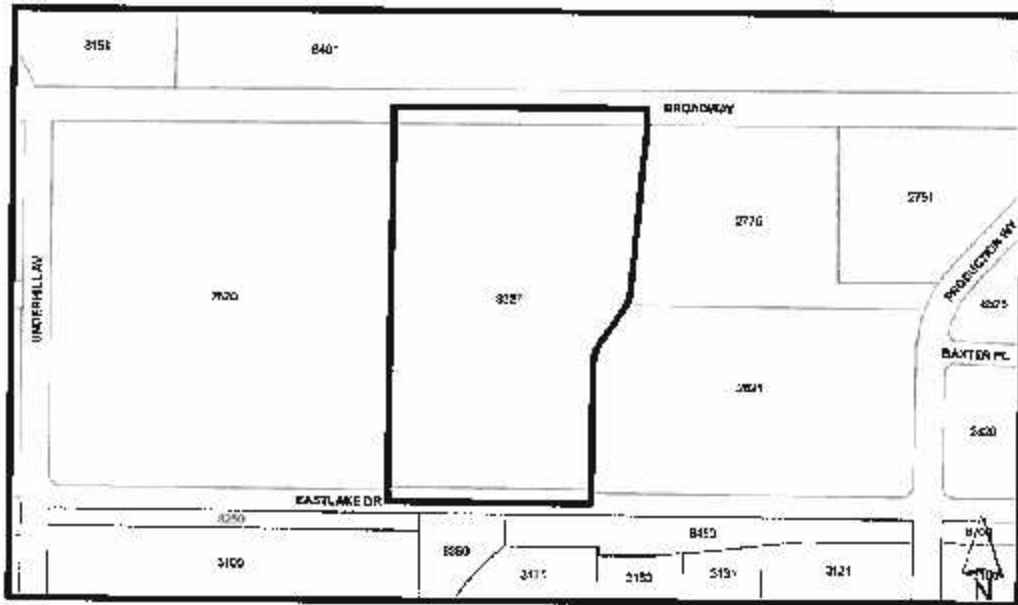
MAYOR

CLERK

**BYLAW NUMBER 13827 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965**

**REZ.17-19**


LEGAL: Lot A, DL 57, Plan EPP35080



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK ( ) IS (ARE) REZONED

FROM: CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines)

TO: Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines, and in accordance with the development plan entitled "Eastlake Campus" prepared by Chip Barrett Architect)

 Date: DEC 05 2017 scale: 1:5,000 Drawn By: AY	PLANNING AND BUILDING DEPARTMENT  <div> <b>OFFICIAL ZONING MAP</b> <div>                         Map "B"                          No. REZ. 4118                     </div> </div>
--	---

**CITY OF BURNABY****BYLAW NO. 13828**

A BYLAW to amend Bylaw No. 4742, being Burnaby Zoning

Bylaw 1965, as amended by Bylaw Nos. 11077, 13568, 13650, 13651, 13754, and 13785, being Burnaby Zoning Bylaw 1965, Amendment Bylaw Nos. 12, 2000, 1, 2016, 43, 2016, 44, 2016, 20, 2017, and 29, 2017

WHEREAS application for rezoning has been made to the Council;

AND WHEREAS the Council has held a public hearing thereon after duly giving notice of the time and place of such hearing as prescribed by Sections 466 and 467 of the *Local Government Act*, R.S.B.C. 2015;

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 43, 2017.**

2. Bylaw No. 4742, as amended by Bylaw Nos. 11077, 13568, 13650, 13651, 13754, and 13785, is further amended as follows:

(a) The Map (hereinafter called "Map 'A'"), attached to and forming an integral part of Bylaw No. 4742, being "Burnaby Zoning Bylaw 1965", and designated as the Official Zoning Map of the City of Burnaby, is hereby amended according to the Map (hereinafter called "Map 'B'"), marginally numbered R.Z. 4119, annexed to this Bylaw, and in accordance with the explanatory legend, notations, references and boundaries designated, described, delimited and specified in particularity shown upon said Map 'B'; and the various boundaries and districts shown upon said

Map 'B' respectively are an amendment of and in addition to the respective districts, designated and marked on said Map 'A' insofar as the same are changed, modified or varied thereby, and the said Map 'A' shall be deemed to be and is hereby declared to be amended accordingly and the said Map 'B' is hereby declared to be and shall form an integral part of said Map 'A', as if originally incorporated therein and shall be interpreted accordingly.

(b) The Comprehensive Development Plans more particularly described in Bylaw Nos. 11077, 13568, 13650, 13651, 13754, and 13785, are amended in accordance with the adopted Development Plan entitled “LOUGHEED TOWN CENTRE – PHASE 1 TOWER 4” prepared by GBL ARCHITECTS INC. and on file in the office of the Director Planning and Building; and any development on the lands rezoned by this Bylaw shall be in conformity with the said Comprehensive Development Plans as amended.

Read a first time this	day of	2017
Read a second time this	day of	2018
Read a third time	day of	2018
Reconsidered and adopted this	day of	2018

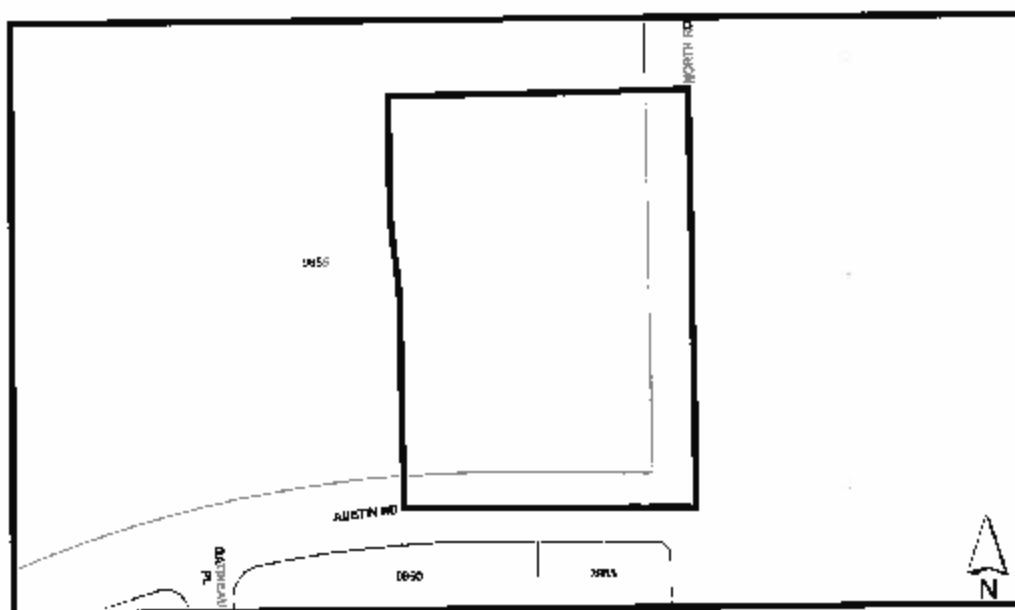
MAYOR

CLERK

**BYLAW NUMBER 13828 BEING A BYLAW TO AMEND BYLAW  
NUMBER 4742 BEING BURNABY ZONING BYLAW 1965**

**REZ.16-53**


LEGAL: Portion of Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BGP5531 and EPP10716



THE AREA(S) SHOWN ABOVE OUTLINED IN BLACK (——) IS (ARE) REZONED

FROM: CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Tower 4" prepared by GBL Architects Inc.)

 <b>City of Burnaby</b>	PLANNING AND BUILDING DEPARTMENT	
Date: NOV 17 2017	<b>OFFICIAL ZONING MAP</b>	
Scale: 1:2,500		
Drawn By: AY		
		Map "B" No. REZ. 4119

**CITY OF BURNABY****BYLAW NO. 13829**

A BYLAW to amend various sections of  
the Zoning Bylaw

The Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY ZONING BYLAW 1965, AMENDMENT BYLAW NO. 44, 2017.**

2. Burnaby Zoning Bylaw 1965, as amended, is further amended:

(a) by deleting “line of the lot” and replacing it with “lot line” wherever it appears, except in the definition of “Lot Line, Front”;

(b) at Section 3, Definitions by deleting clause (f) from the definition of “Accessory Use” and substituting the following:

“(f) neither the keeping of boarders or lodgers, the operation of a boarding, lodging or rooming house, the operation of a child care facility or home-based child care facility, the operation of a group home, private hospital or supportive housing facility nor the operation of a home occupation that includes on-site client services shall be permitted in a single family dwelling that contains a secondary suite, including within the secondary suite.”

(c) at Section 3, Definitions by deleting “other than a category B supportive housing facility” from the definition of “Amenity Space”;

(d) at Section 3, Definitions by adding the following definitions, in alphabetical order:



**“APARTMENT”** means a dwelling unit within an apartment building.”

**“LOT, PANHANDLE”** means a lot created under subdivision that gains street frontage through a narrow strip of land that is an integral part of the lot, but provides inadequate width for the siting of buildings.

- (e) at Section 3, Definitions by deleting the definitions of “Amenity Space”, “Category B Supportive Housing”, “Apartment Building”, “Dwelling Unit”, “Lot Line, Side”, “Motel or Auto Court”, “Yard, Front”, “Yard, Rear” and “Yard, Side”, and replacing them with the following, in alphabetical order:

**“AMENITY SPACE, PRIVATE HOSPITAL AND SUPPORTIVE HOUSING FACILITY”** means communal space in a private hospital or category A or B supportive housing facility that is provided primarily for the use of the residents of the facility for dining, recreation, social activity, personal services, meeting or lobby purposes, together with associated circulation areas.

**“APARTMENT BUILDING”** means a multiple family dwelling where dwelling units are primarily accessed via a common corridor.

**“DWELLING UNIT”** means one or more habitable rooms constituting one self-contained unit with a separate entrance, which is occupied or intended to be occupied as the permanent home or residence of one family only and contains not more than one kitchen or one set of cooking facilities.

**“LOT LINE, SIDE”** means a lot line that is not a front lot line or rear lot line.

**“MOTEL OR AUTO COURT”** means a group of two or more detached or semi-detached buildings, providing self-contained accommodation that is

primarily for transient motorists and which may have its own cooking facilities and bathroom with a water closet, wash basin and bath or shower.

**“YARD, FRONT”** means that portion of the lot, extending the length of the front lot line, between the front lot line and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the front lot line and the parallel line.

**“YARD, REAR”** means that portion of the lot, extending the length of the rear lot line, between the rear lot line and a line drawn parallel thereto. The depth of such yard shall mean the perpendicular distance between the rear lot line and the parallel line.

**“YARD, SIDE”** means that portion of the lot, extending the length of the side lot line, between the side lot line and a line drawn parallel thereto. The width of such yard shall mean the perpendicular distance between the side lot line and the parallel line.”

- (f) at Section 3, Definitions by deleting the text “each of which is occupied or intended to be occupied as the permanent home or residence of one family only” from the definitions of “Dwelling, Multiple Family” and “Dwelling, Two Family”;
- (g) at Section 3, Definitions by deleting the text “which is occupied or intended to be occupied as the permanent home or residence of one family only” from the definition of “Dwelling Single Family”;
- (h) at Section 3, Definitions by adding the following to the end of the definition of “Lot Line, Front”:

“In the case of a corner lot that is also a through lot, the lot lines abutting two parallel or approximately parallel streets shall both be considered as front lot

lines, except where the lot is triangular or irregular in shape in which case only one front lot line need be provided along the shortest lot line abutting the street.”

- (i) at Section 3, Definitions by adding the following to the end of the definition of “Multi-Family Flex-Unit”:

“(f) may be occupied as the permanent home or residence of one additional family only.”

- (j) at Section 6.12(2.1), by adding the following after subsection (iii):

“(iv) where an adjacent lot is a panhandle lot, the panhandle lot shall be excluded and the two other nearest lots on each side of the lot shall be included in computing the average depth;

(v) where an adjacent lot is not in a R District, the adjacent lot and any lot beyond such adjacent lot (whether or not such lot is in a R District) shall not be used included computing the average depth.”

- (k) at subsection 6.20(5)(i) by deleting “category B supportive housing amenity space” and substituting “private hospital and supportive housing facility amenity space”;

- (l) at Section 206, by adding the following after subsection 206.13:

**“206.14 Car Wash Stall:**

One car wash with a “No Parking” sign affixed to it shall be provided for each 100 dwelling units”

- (m) at Section 308, by adding the following after subsection 308.11:

**“308.12 Car Wash Stall:**

One car wash with a “No Parking” sign affixed to it shall be provided for each 100 dwelling units”

(n) at Section 309, by adding the following after subsection 309.11:

**“309.12 Car Wash Stall:**

One car wash with a “No Parking” sign affixed to it shall be provided for each 100 dwelling units”

Read a first time this	day of	2017
Read a second time this	day of	2018
Read a third time	day of	2018
Reconsidered and adopted this	day of	2018

MAYOR

CLERK

**CITY OF BURNABY****BYLAW NO. 13834**

A BYLAW authorizing the expenditure of monies in the  
Capital Works, Machinery and Equipment  
Reserve Fund

WHEREAS there is an unappropriated balance in the Capital Works Financing Fund of Capital Works, Machinery and Equipment Reserve Fund (hereinafter called "the said Reserve Fund") established pursuant to Bylaw No. 7256 of \$59,979,554.20 as at the 31st day of December 2017, calculated as follows:

Balance in Fund at January 1, 2017	\$79,732,451.98
Add: Additions to the fund including interest earned to date	<u>\$76,234,351.36</u>
	\$155,966,803.34
Less: Appropriated by expenditure bylaws for 2017 (Nos 1-39), less GST	\$94,182,961.00
Appropriations for 2017 Other Projects less GST	\$1,649,900.00
Transfer of Prior Year Bylaw Projects less GST	\$35,000.00
Appropriations in previous years booked in current year	\$119,388.14
	<u>\$ (95,987,249.14)</u>
Uncommitted balance	<u>\$ 59,979,554.20</u>

AND WHEREAS it is deemed desirable to expend \$82,000 to finance the 2018 Access Improvement Program (hereinafter called the "said works");

NOW THEREFORE the Council of the City of Burnaby ENACTS as follows:

1. This Bylaw may be cited as **BURNABY CAPITAL WORKS, MACHINERY AND EQUIPMENT RESERVE FUND EXPENDITURE BYLAW NO.1, 2018.**
2. The sum of \$82,000 is hereby appropriated from the said Reserve Fund to be expended for the said works.
3. Should any of the said sum of \$82,000 remain unexpended after the expenditures hereby authorized have been made, any unexpended balance shall be returned to the credit of the said Reserve Fund.

Read a first time this	day of	2018
Read a second time this	day of	2018
Read a third time this	day of	2018
Reconsidered and adopted by Council this	day of	2018

MAYOR

CLERK